

2609, 11811 Lake Fraser Drive SE
Calgary, Alberta

MLS # A2165106



\$299,990

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|------------------|-------------------------------------|---------------|-------------------|
| Division: | Lake Bonavista | | |
| Type: | Residential/High Rise (5+ stories) | | |
| Style: | Apartment | | |
| Size: | 751 sq.ft. | Age: | 2008 (16 yrs old) |
| Beds: | 2 | Baths: | 1 |
| Garage: | Heated Garage, Parkade, Underground | | |
| Lot Size: | - | | |
| Lot Feat: | - | | |

Heating: Forced Air, Geothermal

Floors: Carpet, Linoleum

Roof: -

Basement: -

Exterior: Concrete

Foundation: -

Features: Closet Organizers, Open Floorplan

Water: -

Sewer: -

Condo Fee: \$ 691

LLD: -

Zoning: M-H1 d247

Utilities: -

Inclusions: N/A

DESIRABLE GATEWAY SOUTHCENTRE – CONCRETE CONSTRUCTION - 750 SQ FT of LIVING SPACE - 2 BEDROOMS / 1 BATH – HEATED UNDERGROUND PARKING – SOUTH FACING BALCONY – AIR CONDITIONING – Don’t miss out on this 2nd floor, warm and inviting condo featuring a great open floor plan with high ceilings. Kitchen features many cabinets with storage, stainless steel appliance package, eating bar and granite counters. Eating area and living room lead out to a nice south balcony with a gas hook up. The Master bedroom has a cozy reading area, walk through closet leading to the 4-piece bathroom. Also included with the condo is a stackable washer and dryer located in a decent size storage/closet room. Parking that comes with the unit is very close to the elevator, making shopping much easier when you come home. Gateway Southcentre has many awesome amenities such as a state-of-the-art fitness centre with a yoga studio, two owner's lounges with kitchens and a pool table, two guest suites, visitor parking and a zen like inner courtyard. Condo fees include all utilities. Location, Location and Location: Minutes to The Ring Road, Deerfoot Trail and the C-Train. Southcentre Mall, Movie Theatres, Superstore, Safeway, Schools, The Calgary Public Library, Golf, Fish Creek Park, awesome restaurants, Costco and so much more are a short drive or a quick walk away.