

# \$344,900 - 6402, 11811 Lake Fraser Drive Se, Calgary

MLS® #A2263770

**\$344,900**

2 Bedroom, 2.00 Bathroom, 878 sqft

Residential on 0.00 Acres

Lake Bonavista, Calgary, Alberta

**TOP FLOOR LIVING AT GATEWAY SOUTHCENTRE.** Just awarded Condo of the Year for Southern Alberta by CCI and for good reason. This modern 2 Bedroom plus Den, 2 Bathroom condo offers nearly 900 sqft of bright, open space with 9 ft Ceilings, almost Floor- to-Ceiling Windows overlooking the peaceful Courtyard. Enjoy a Private Balcony with Gas Line, In Suite Laundry, A/C, Heated Underground Parking, and Storage. Gateway Southcentre is known for its exceptional amenities: Fitness Centre with Studio, 2 Guest Suites, 2 Owner Lounge/Party Rooms Grand Foyer, On-Site Management, and serene Zen Courtyard. Utilities included in the condo fees. Pet Friendly (size restriction) upon board approval. Prime location at Macleod Trail and Anderson - walk to cafes, shopping, amenities, and transit/LRT, with Fish Creek Park nearby. Perfect for downsizers or first time buyers seeking style, comfort, and convenience!

Built in 2006

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2263770  |
| Price          | \$344,900 |
| Bedrooms       | 2         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 878       |
| Acres          | 0.00      |



|            |                   |
|------------|-------------------|
| Year Built | 2006              |
| Type       | Residential       |
| Sub-Type   | Apartment         |
| Style      | Single Level Unit |
| Status     | Active            |

### Community Information

|             |                                  |
|-------------|----------------------------------|
| Address     | 6402, 11811 Lake Fraser Drive Se |
| Subdivision | Lake Bonavista                   |
| City        | Calgary                          |
| County      | Calgary                          |
| Province    | Alberta                          |
| Postal Code | T2J 7J1                          |

### Amenities

|                |                                                           |
|----------------|-----------------------------------------------------------|
| Amenities      | Elevator(s), Fitness Center, Guest Suite, Visitor Parking |
| Parking Spaces | 1                                                         |
| Parking        | Parkade, Secured, Titled, Underground                     |

### Interior

|                   |                                                                                                                  |
|-------------------|------------------------------------------------------------------------------------------------------------------|
| Interior Features | Elevator, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan       |
| Appliances        | Central Air Conditioner, Electric Oven, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings |
| Heating           | Geothermal                                                                                                       |
| Cooling           | Central Air                                                                                                      |
| # of Stories      | 6                                                                                                                |

### Exterior

|                   |                                  |
|-------------------|----------------------------------|
| Exterior Features | Balcony, BBQ gas line, Courtyard |
| Construction      | Concrete                         |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | October 9th, 2025 |
| Days on Market | 10                |
| Zoning         | M-H-d27           |

### Listing Details

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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