

# \$240,000 - 6508, 11811 Lake Fraser Drive Se, Calgary

MLS® #A2255600

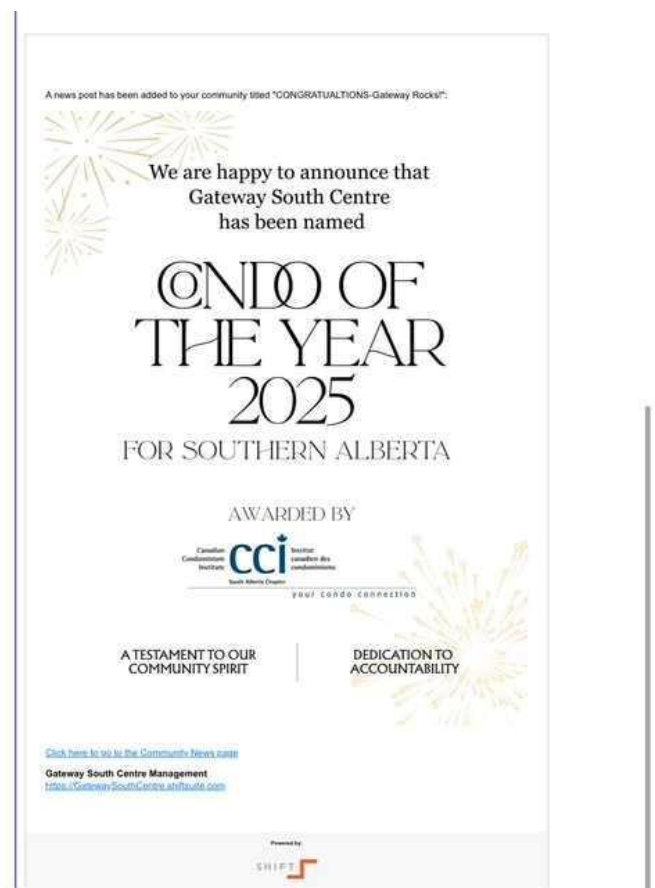
**\$240,000**

1 Bedroom, 1.00 Bathroom, 577 sqft

Residential on 0.00 Acres

Lake Bonavista, Calgary, Alberta

BEST PRICE IN THE BUILDING | TOP FLOOR | WEST FACING | CONCRETE BUILDING | AIR CONDITIONING | Welcome to Gateway Southcentre which was just awarded 2025 CONDOMINIUM OF THE YEAR BY CCI! This 1 bedroom top floor unit has been thoughtfully prepped for sale with a FULLY REPAINTED walls, bedroom close sliding doors and NEW VINYL PLANK flooring throughout and has just been professionally cleaned. With a sunny west exposure this unit has a ton of natural light and with Air Conditioning, you get all the sunshine without the uncomfortable heat! If you value privacy and peace and quiet you'll love the fact that this is a concrete building which provides a greater reduction in noise transfer between the units. This building also has an incredible fitness facility, yoga room, guest suites and a beautiful courtyard with walking paths. Pet friendly with board approval. Immediate access to Macleod Trail and Canyon Meadows LRT right down the road! 1 Titled parking stall with a lockable storage cage can be found in the heated underground parkade. This is



Built in 2007

## Essential Information

MLS® #	A2255600
Price	\$240,000
Bedrooms	1

Bathrooms	1.00
Full Baths	1
Square Footage	577
Acres	0.00
Year Built	2007
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### **Community Information**

Address	6508, 11811 Lake Fraser Drive Se
Subdivision	Lake Bonavista
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2J7J4

### **Amenities**

Amenities	Parking, Visitor Parking, Fitness Center, Guest Suite
Parking Spaces	1
Parking	Underground

### **Interior**

Interior Features	No Animal Home, No Smoking Home, Quartz Counters, Vinyl Windows
Appliances	Central Air Conditioner, Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer
Heating	Forced Air
Cooling	Central Air
# of Stories	6

### **Exterior**

Exterior Features	Courtyard
Construction	Brick, Concrete

### **Additional Information**

Date Listed	September 9th, 2025
Days on Market	56
Zoning	M-H1 d247

## Listing Details

Listing Office

RE/MAX First



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