

# \$249,900 - 6508, 11811 Lake Fraser Drive Se, Calgary

MLS® #A2255600

## \$249,900

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! 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      | \$249,900 |
| 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      | Fitness Center, Parking, Visitor Parking, 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 | 2                   |
| Zoning         | M-H1 d247           |

### Listing Details

|                |              |
|----------------|--------------|
| Listing Office | RE/MAX First |
|----------------|--------------|

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