

\$333,900 - 5602, 11811 Lake Fraser Drive Se, Calgary

MLS® #A2255335

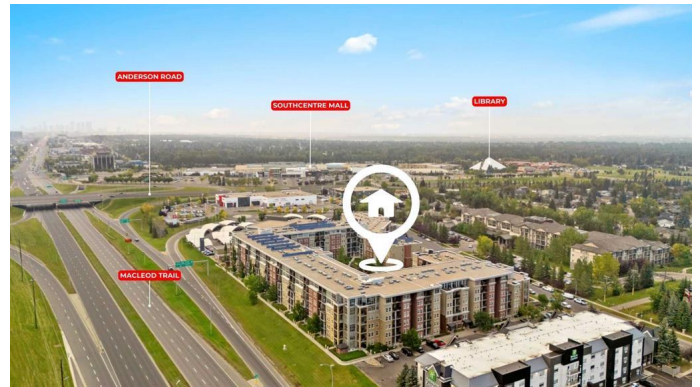
\$333,900

2 Bedroom, 2.00 Bathroom, 879 sqft

Residential on 0.00 Acres

Lake Bonavista, Calgary, Alberta

Welcome to The Gateway South Centre. Winner of the Condo of the year(2025) for Southern Alberta by the Canadian Condominium Institute. This 2-bedroom, 2-bathroom home with a den offers a spacious & thoughtfully designed layout, perfectly positioned on the 5th floor overlooking the mature courtyard. The building is constructed with concrete floors & walls, ensuring exceptional sound insulation for quiet & comfortable living. Inside, you'll find a modern kitchen with maple cabinetry, granite countertops, stainless steel appliances & a newer heat pump/furnace/air conditioning system installed in 2022. The open-concept design is both functional & inviting, with the convenience of being located close to the elevators in this exceptionally well-managed building. The primary suite features a generous walk-through closet, dual vanities, & a walk-in shower, while the second bedroom is equally spacious. Additional highlights include heated, titled underground parking with a storage, as well as access to a commercial-grade gym & the peace of mind of a secure, well-run complex. Enjoy the unbeatable location just steps from Avenida Food Hall, South Centre Mall, & with quick access to Deerfoot Trail & South Health Campus. Families will appreciate nearby schools including Sam Livingston Elementary (2.3 km), Nickel Junior High (3 km), & Dr. E.P. Scarlett High School (3.1 km). Condo fees conveniently include all utilities: heat,



electricity, a/c water & sewer. 12 minute drive to FISH CREEK PARK or 7 minute bike ride or a 29 minute walk. OPEN HOUSE Oct - 18 - 2025 - 12:00 - 3:00 pm.

Built in 2006

Essential Information

MLS® #	A2255335
Price	\$333,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	879
Acres	0.00
Year Built	2006
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

Community Information

Address	5602, 11811 Lake Fraser Drive Se
Subdivision	Lake Bonavista
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2J 3S9

Amenities

Amenities	Bicycle Storage, Elevator(s), Fitness Center, Guest Suite, Party Room, Secured Parking, Trash, Visitor Parking
Parking Spaces	1
Parking	Titled, Heated Garage, Secured, Underground

Interior

Interior Features	Breakfast Bar
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings

Heating	Geothermal, Heat Pump
Cooling	Central Air
# of Stories	6

Exterior

Exterior Features	Balcony
Construction	Brick, Concrete

Additional Information

Date Listed	September 9th, 2025
Days on Market	54
Zoning	M-H1 d247

Listing Details

Listing Office	eXp Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.