

\$339,900 - 3305, 11811 Lake Fraser Drive Se, Calgary

MLS® #A2258466

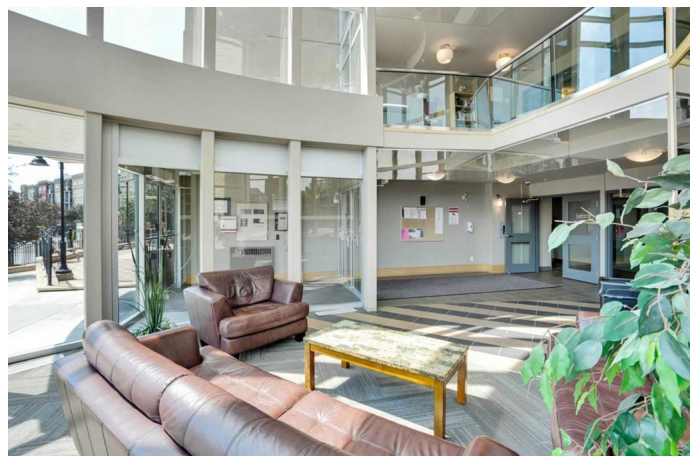
\$339,900

2 Bedroom, 2.00 Bathroom, 890 sqft

Residential on 0.00 Acres

Lake Bonavista, Calgary, Alberta

This sun-filled third-floor, south-facing condo is one of the largest floor plans in the complex, offering almost 900sqft of stylish, maintenance-free living plus titled heated underground parking and a separate storage locker. Enjoy all-day sunshine and tranquil courtyard views from your private balcony with gas line for your BBQ. Inside, a fresh new look awaits with brand-new vinyl plank flooring throughout (no carpet), new paint, and updated fixtures including a new toilet. The open-concept floorplan is perfect for entertaining and everyday life, featuring a spacious dining and living area, granite countertops throughout, stainless steel appliances, and an upgraded subway-tile backsplash. Soaring 9-ft ceilings and expansive windows enhance the bright, airy feel. Two generous bedrooms are set on opposite sides for privacy, including a primary suite with walk-through closet and private 3-piece ensuite. A second full bathroom plus a large den make an ideal home office or flex space, and in-suite laundry adds convenience. Completed in 2008, Gateway Southcentre is a well-managed, modern concrete building with a state-of-the-art geothermal heating and cooling system—you control your own heat and A/C while condo fees cover all utilities (heat, electricity and water). Residents enjoy a full fitness centre, party rooms, guest suites and beautifully landscaped grounds. Perfectly located at Macleod Trail and Anderson Road, you're steps to bus stops,



a 15-minute walk to Canyon Meadows LRT, and just two blocks from the Avenida Shopping complex with caf  s, yoga, medical services, pharmacy and the popular Avenida Food Hall. Quick access to major roadways puts downtown and all of south Calgary within easy reach.   Move-in ready and updated, this spacious condo delivers the ideal blend of comfort, convenience and value.

Built in 2008

Essential Information

MLS�� #	A2258466
Price	\$339,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	890
Acres	0.00
Year Built	2008
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

Community Information

Address	3305, 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, Party Room, Secured Parking, Visitor Parking
Parking Spaces	1
Parking	Parkade, Underground

Interior

Interior Features	Elevator, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Recreation Facilities, See Remarks, Vinyl Windows
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
Heating	Geothermal
Cooling	Central Air
# of Stories	5

Exterior

Exterior Features	BBQ gas line, Courtyard
Construction	Concrete

Additional Information

Date Listed	September 19th, 2025
Days on Market	3
Zoning	M-H1 d247

Listing Details

Listing Office	Real Broker
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