

\$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	13
Zoning	M-H-d27

Listing Details

Listing Office	CIR Realty
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