

\$242,900 - 4505, 11811 Lake Fraser Drive Se, Calgary

MLS® #A2269644

\$242,900

1 Bedroom, 1.00 Bathroom, 528 sqft

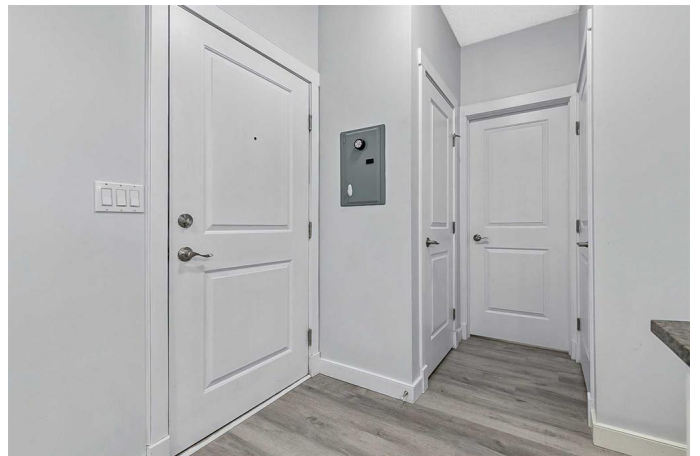
Residential on 0.00 Acres

Lake Bonavista, Calgary, Alberta

Welcome to Gateway South Centre in the heart of Lake Bonavista, one of Calgary's most sought-after communities. This exceptionally well-managed concrete building is renowned for its quality and care, proudly recognized as the 2025 Condominium of the Year by the Canadian Condominium Institute (CCI). Enjoy peace of mind with geo-thermal heating, cooling, and electricity—all included in the condo fees. Plus, this pet-friendly residence ensures every member of your household feels right at home.

This bright and inviting one-bedroom suite offers a thoughtfully designed open-concept layout, bathed in natural light and enhanced by the comfort of central air conditioning. The kitchen flows seamlessly into the living area, creating a warm and functional space perfect for both relaxing and entertaining. Featuring in-suite laundry, a spacious bedroom, and a private patio with a gas BBQ hookup, overlooking a serene courtyard with mature trees and landscaped green space—a tranquil retreat in the city.

Residents of Gateway South Centre enjoy an impressive collection of amenities, including a fully equipped fitness centre, a beautifully appointed party room with a full kitchen for hosting gatherings, and a social lounge complete with a pool table, ping-pong, fireplace, TV, and kitchenette. For your guests' convenience, the building offers



two guest suites and ample visitor parking.
Finally, all with the convenience of a heated underground parkade with titled parking stall and assigned storage.

All of this is ideally located within walking distance to the LRT, Avenida Village’s shops and restaurants, Fish Creek Provincial Park, and Southcentre Mall offering the perfect balance of comfort, convenience, and community.

Built in 2008

Essential Information

MLS® #	A2269644
Price	\$242,900
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	528
Acres	0.00
Year Built	2008
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

Community Information

Address	4505, 11811 Lake Fraser Drive Se
Subdivision	Lake Bonavista
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2J7J4

Amenities

Amenities	Elevator(s), Fitness Center, Recreation Room, Secured Parking, Storage, Visitor Parking
Utilities	Electricity Connected, Natural Gas Connected, Sewer Connected, Water

	Connected
Parking Spaces	1
Parking	Parkade, Titled, Underground
# of Garages	1

Interior

Interior Features	Built-in Features, Closet Organizers, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas, Geothermal
Cooling	Central Air
# of Stories	6

Exterior

Exterior Features	Balcony, BBQ gas line, Courtyard
Lot Description	Landscaped, Lawn
Construction	Brick, Concrete, Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	November 7th, 2025
Days on Market	5
Zoning	M-H1 d247

Listing Details

Listing Office	Royal LePage Solutions
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