

\$240,000 - 6508, 11811 Lake Fraser Drive Se, Calgary

MLS® #A2255600

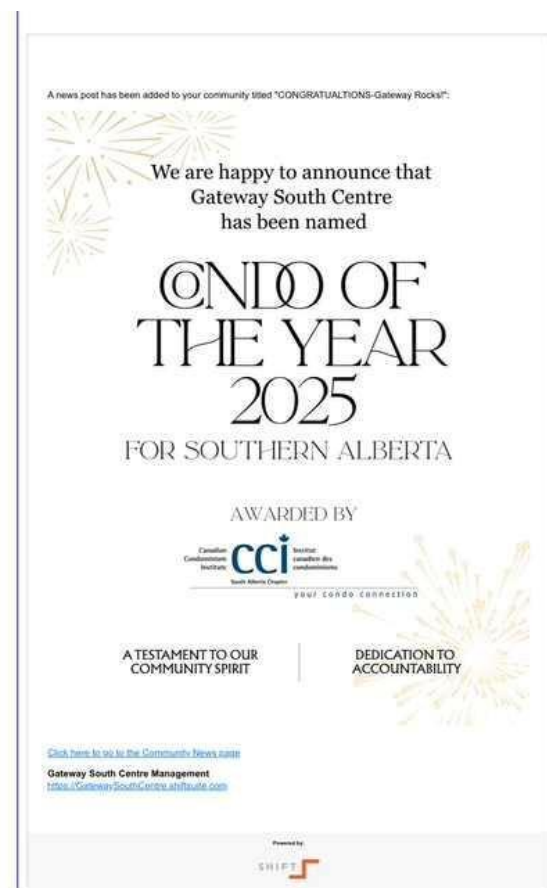
\$240,000

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 which was just awarded 2025 CONDOMINIUM OF THE YEAR BY CCI! 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 \$240,000

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	Parking, Visitor Parking, Fitness Center, 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	57
Zoning	M-H1 d247

Listing Details

Listing Office RE/MAX First



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.