

# \$440,000 - 2303, 11811 Lake Fraser Drive Se, Calgary

MLS® #A2239247

**\$440,000**

2 Bedroom, 2.00 Bathroom, 1,211 sqft

Residential on 0.00 Acres

Lake Bonavista, Calgary, Alberta

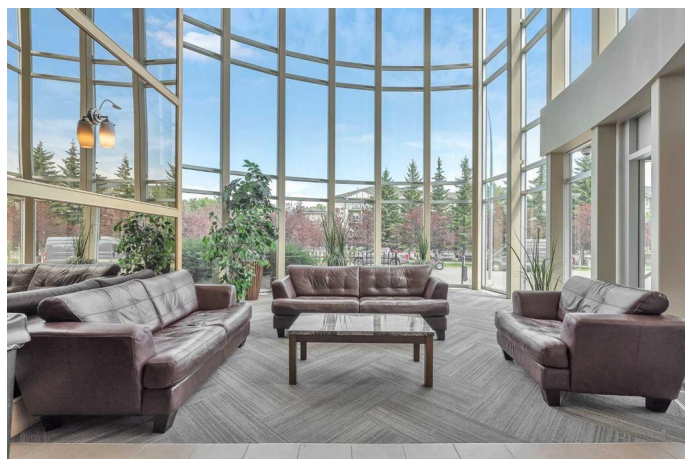
Welcome to Gateway South Centre â€”  
Spacious 2-Bedroom Condo with Titled  
Parking!

This expansive 1211 sq ft condo offers the perfect blend of comfort, convenience, and location. Featuring 2 generous bedrooms, including a primary suite with a private ensuite bath, and a second full 4-piece bathroom, this home is ideal for downsizers, young professionals, or small families.

The open-concept living and dining area is perfect for entertaining, while the well-appointed kitchen includes ample cabinetry and countertop space. Large windows throughout fill the unit with natural light, creating a warm and inviting atmosphere. Enjoy the added convenience of in-suite laundry, a titled underground parking stall, and secure building access.

Located in the sought-after Gateway South Centre, residents enjoy access to top-tier amenities including a fitness centre, guest suites, social rooms, and beautifully maintained common areas. Situated just steps from Southcentre Mall, restaurants, grocery stores, and the Canyon Meadows LRT station, this is urban living at its finest in South Calgary.

Donâ€™t miss this opportunity to own a rare, spacious condo in a vibrant, amenity-rich



community!

Built in 2007

**Essential Information**

|                |                   |
|----------------|-------------------|
| MLS® #         | A2239247          |
| Price          | \$440,000         |
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 1,211             |
| Acres          | 0.00              |
| Year Built     | 2007              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

**Community Information**

|             |                                  |
|-------------|----------------------------------|
| Address     | 2303, 11811 Lake Fraser Drive Se |
| Subdivision | Lake Bonavista                   |
| City        | Calgary                          |
| County      | Calgary                          |
| Province    | Alberta                          |
| Postal Code | T2J 7J1                          |

**Amenities**

|                |  |
|----------------|--|
| Amenities      | Elevator(s), Fitness Center, Party Room, Playground, Recreation Facilities, Storage, Trash, Visitor Parking, Guest Suite |
| Parking Spaces | 1  |
| Parking        | Titled, Underground  |

**Interior**

|                   |   |
|-------------------|---|
| Interior Features | Granite Counters, No Animal Home, No Smoking Home, Open Floorplan, Elevator                       |
| Appliances        | Dishwasher, Electric Range, Garage Control(s), Microwave Hood Fan, Refrigerator, Window Coverings |
| Heating           | Heat Pump   |

|              |             |
|--------------|-------------|
| Cooling      | Central Air |
| # of Stories | 6           |

## Exterior

|                   |                                |
|-------------------|--------------------------------|
| Exterior Features | Courtyard, Playground, Storage |
| Roof              | Tar/Gravel                     |
| Construction      | Brick, Concrete, Stone, Stucco |
| Foundation        | Poured Concrete                |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 12th, 2025 |
| Days on Market | 9               |
| Zoning         | M-H1 d247       |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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