

\$950,000 - 1132 Lake Sylvan Drive Se, Calgary

MLS® #A2224187

\$950,000

4 Bedroom, 3.00 Bathroom, 1,503 sqft
Residential on 0.14 Acres

Lake Bonavista, Calgary, Alberta

Welcome to this meticulously renovated 4-level split home, offering over 2,500 sq. ft. of beautifully developed living space in one of Calgary's most sought-after communities. Ideally located within walking distance to two schools, this home blends style, comfort, and convenience—perfect for a growing family.

Step inside to find an open-concept main floor flooded with natural light, highlighting the wide plank engineered hardwood floors. The heart of the home is the gourmet kitchen, featuring premium KitchenAid appliances, warm grey cabinetry, quartz countertops, and designer lighting fixtures. Just off the kitchen, the spacious dining area opens onto a large rear deck—perfect for summer entertaining.

Upstairs, you'll find four generously sized bedrooms, including an impressive primary suite with vaulted ceilings, dual closets, and a spa-like ensuite complete with heated tile floors, quartz counters, and stunning tilework.

The cozy family room invites you to relax by the wood-burning fireplace, accented by a charming natural brick feature wall. Unique to this home, a professionally excavated rear entryway connects directly to the detached garage, creating a full-sized mudroom/laundry area that feels like a true extension of the home.

The lower level is designed for fun and



relaxation with a spacious games area, beverage bar, and a large theatre space outfitted with discreet TV hookups and ambient media lighting.

Every detail of this renovation was completed with care and quality—fully permitted and inspected by the City of Calgary. Don't miss this opportunity to own an exceptional property in a fantastic community.

Book your private showing today—this one won't last!

Built in 1969

Essential Information

MLS® #	A2224187
Price	\$950,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,503
Acres	0.14
Year Built	1969
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Active

Community Information

Address	1132 Lake Sylvan Drive Se
Subdivision	Lake Bonavista
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2J2R1

Amenities

Amenities	None
Parking Spaces	4
Parking	Double Garage Detached
# of Garages	2

Interior

Interior Features	Low Flow Plumbing Fixtures, No Smoking Home, Skylight(s), Vaulted Ceiling(s)
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Landscaped, Level, Rectangular Lot
Roof	Asphalt Shingle
Construction	Wood Frame, Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	May 23rd, 2025
Days on Market	1
Zoning	R-CG
HOA Fees	410
HOA Fees Freq.	ANN

Listing Details

Listing Office	Real Estate Professionals Inc.
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