

\$545,000 - 1304 Lake Sylvan Drive Se, Calgary

MLS® #A2226566

\$545,000

3 Bedroom, 1.00 Bathroom, 1,085 sqft

Residential on 0.12 Acres

Bonavista Downs, Calgary, Alberta

Lake Bonavista "FIXER UPPER",
"INVESTMENT OPPORTUNITY" Home sold "
As Is" "Where Is" term must be written in offer.
This home has been a tenant occupied home
for 20 years and is in need for some tender
loving care. This home has a open floor plan
with a L-shaped living/dining room and a
kitchen with eating area. Located in a quiet
area in Lake Bonavista and siding onto a
paved lane. The West backyard is fenced and
comes with a oversized double detached
garage. Close to schools, playgrounds,
shopping and major thoroughfares make this
an idea home for a growing family. 1304 lake
Sylvan Dr SE

Built in 1972

Essential Information

| | |
|----------------|---------------|
| MLS® # | A2226566 |
| Price | \$545,000 |
| Bedrooms | 3 |
| Bathrooms | 1.00 |
| Full Baths | 1 |
| Square Footage | 1,085 |
| Acres | 0.12 |
| Year Built | 1972 |
| Type | Residential |
| Sub-Type | Detached |
| Style | 3 Level Split |
| Status | Active |



Community Information

| | |
|-------------|---------------------------|
| Address | 1304 Lake Sylvan Drive Se |
| Subdivision | Bonavista Downs |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T2J 4C8 |

Amenities

| | |
|----------------|---|
| Parking Spaces | 4 |
| Parking | Additional Parking, Alley Access, Double Garage Detached, On Street |
| # of Garages | 2 |

Interior

| | |
|-------------------|---|
| Interior Features | No Animal Home, See Remarks, Wood Windows |
| Appliances | Electric Stove, Refrigerator |
| Heating | Natural Gas, Mid Efficiency |
| Cooling | None |
| Fireplaces | None |
| Has Basement | Yes |
| Basement | Finished, Full |

Exterior

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

Additional Information

| | |
|----------------|----------------|
| Date Listed | May 30th, 2025 |
| Days on Market | 13 |
| Zoning | R-CG |

Listing Details

| | |
|----------------|----------------------------|
| Listing Office | RE/MAX iRealty Innovations |
|----------------|----------------------------|

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