

\$685,000 - 1304 Lake Sylvan Drive Se, Calgary

MLS® #A2261425

\$685,000

3 Bedroom, 2.00 Bathroom, 1,076 sqft
Residential on 0.12 Acres

Bonavista Downs, Calgary, Alberta

WELCOME TO THIS BEAUTIFULLY
RENOVATED HOME IN BONAVIDA
DOWNS

From the moment you step inside, youâ€™ll feel the inviting warmth and character that make this property stand out. Surrounded by MATURE TREES, QUIET CRESCENTS, and FRIENDLY NEIGHBOURS, Bonavista Downs remains one of CALGARYâ€™S BEST KEPT SECRETS â€“ a place where pride of ownership shows on every street.

This FULLY UPDATED 3-BEDROOM, 1.5-BATHROOM HOME has been THOUGHTFULLY REDESIGNED to blend STYLE, FUNCTION, AND COMFORT. Step inside to find NEW FLOORING, a BRIGHT OPEN-CONCEPT MAIN FLOOR, and a CHEF-INSPIRED KITCHEN with a LARGE QUARTZ ISLAND, MODERN CABINETRY, and BRAND-NEW STAINLESS STEEL APPLIANCES â€“ the perfect setup for both entertaining and everyday living.

The FULLY FINISHED LOWER LEVEL extends the living space with a SPACIOUS FAMILY ROOM, ideal for movie nights, playtime, or cozy evenings in. Major updates â€“ including NEW WINDOWS, a NEW FURNACE, and ALL-NEW APPLIANCES â€“ mean you can move in and enjoy your new home from day one.

Set on a DESIRABLE CORNER LOT, this property offers GREAT CURB APPEAL, a DOUBLE DETACHED GARAGE, and ADDITIONAL PARKING BEHIND for



convenience. A large backyard provides plenty of space for gatherings, gardening, and entertaining friends.

Located just minutes from TOP-RATED SCHOOLS, PARKS, PLAYGROUNDS, and OFF-LEASH TRAILS that connect to FISH CREEK PARK, this home brings together NATURE, COMMUNITY, AND MODERN LIVING in one beautiful package.

MOVE-IN READY. IMMEDIATE POSSESSION AVAILABLE.

BOOK YOUR SHOWING TODAY and experience why BONAVIDA DOWNS continues to be one of Calgary’s best-loved neighborhoods.

Built in 1972

Essential Information

MLS® #	A2261425
Price	\$685,000
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,076
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	Double Garage Detached
# of Garages	2

Interior

Interior Features	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Storage, Vinyl Windows
Appliances	Dishwasher, Electric Stove, Refrigerator, Washer/Dryer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Front Yard, Lawn, Low Maintenance Landscape, Corner Lot
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 2nd, 2025
Days on Market	26
Zoning	R-CG

Listing Details

Listing Office	RE/MAX Landan Real Estate
----------------	---------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.