

# \$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

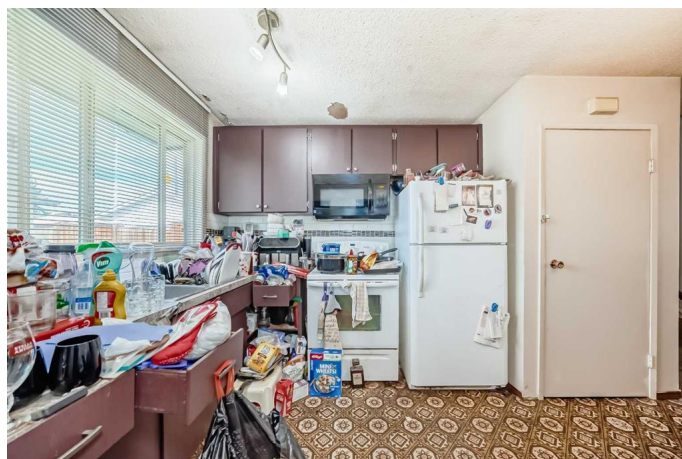
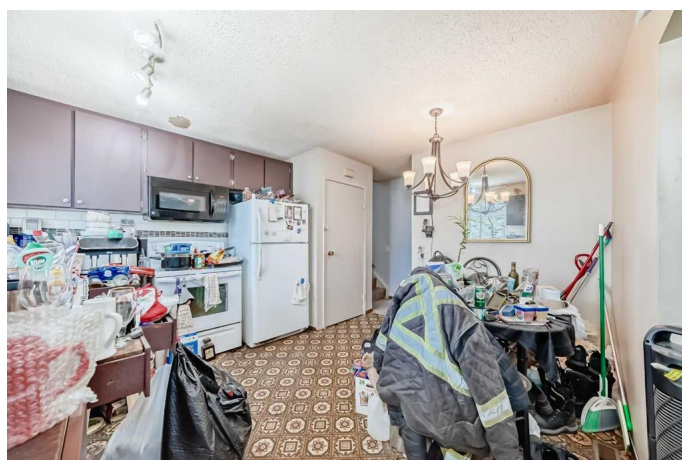
Bonavista Downs, Calgary, Alberta

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	Double Garage Detached, Additional Parking, Alley Access, 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	6
Zoning	R-CG

## Listing Details

Listing Office	RE/MAX iRealty Innovations
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