

\$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	12
Zoning	R-CG

Listing Details

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

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.