

\$650,000 - 228 Lake Bonavista Drive Se, Calgary

MLS® #A2092024

\$650,000

3 Bedroom, 2.00 Bathroom, 1,267 sqft
Residential on 0.15 Acres

Lake Bonavista, Calgary, Alberta

Located in the highly desirable community of Lake Bonavista, this property represents an exceptional opportunity for those seeking to transform a house into their forever home. This well-laid out bungalow offers over 1250 square feet above grade, and is ready for your creative vision and personal touch. The home's three bedrooms on the upper level, including a master with a full ensuite, provide a comfortable starting point for your renovation dreams. The wood-burning fireplaces on both the main floor and in the basement add character and coziness, creating the perfect atmosphere for your family's long-lasting memories. And the large basement has room for you to develop as you see fit.

The generously sized backyard features a 23'x21' detached garage, offering room for DIY projects, storage, or even the creation of a workshop to suit your needs. The 55'x120' lot provides ample space for gardening, landscaping, and outdoor activities, making it the perfect environment for you and your family to thrive, and also has additional parking available beside the garage.

With Lake Bonavista's renowned amenities, including LAKE ACCESS, parks, schools, and nearby conveniences, this property offers the ideal location for your forever home. The roof was replaced approximately 2 years ago, ensuring that your investment is protected for years to come. If you're ready to embark on a



228 LAKE BONAVISTA DR SE, CALGARY
MAIN - 120775 sq ft / 11773 sq ft
BMS 1004 - 120725 sq ft / 11773 sq ft
BASEMENT - 120725 sq ft / 11773 sq ft
TOTAL DEVELOPED AREA - 361250 sq ft / 361250 sq ft
DETACHED SINGLE GARAGE
TERRACE MEASUREMENTS SHOWN TO EXTERIOR
FOUNDATION



renovation journey and create the home of your dreams, don't miss this rare opportunity. Contact your Realtor to schedule a viewing and take the first step toward making this property your forever home in Lake Bonavista. Your dream home awaits your personal touch and transformation!

Built in 1973

Essential Information

MLS® #	A2092024
Price	\$650,000
Sold Price	\$650,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,267
Acres	0.15
Year Built	1973
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	228 Lake Bonavista Drive Se
Subdivision	Lake Bonavista
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2J 3M4

Amenities

Amenities	Beach Access, Picnic Area, Playground, Recreation Facilities
Parking Spaces	2
Parking	Additional Parking, Double Garage Detached, Enclosed, Garage Door Opener, Garage Faces Rear, Plug-In

Interior

Interior Features	Bathroom Rough-in, Central Vacuum, Dry Bar, Storage
Appliances	Dishwasher, Dryer, Electric Range, Garage Control(s), Garburator, Gas Water Heater, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Central, Mid Efficiency, Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Basement, Brick Facing, Living Room, Wood Burning
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Few Trees, Lawn, Landscaped, Level, Underground Sprinklers, Rectangular Lot
Roof	Asphalt Shingle
Construction	Aluminum Siding, Brick, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	November 8th, 2023
Date Sold	November 14th, 2023
Days on Market	6
Zoning	R-C1
HOA Fees	358.31
HOA Fees Freq.	ANN

Listing Details

Listing Office	2% REALTY
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