

\$675,000 - 932 120 Avenue Se, Calgary

MLS® #A2109340

\$675,000

4 Bedroom, 3.00 Bathroom, 1,205 sqft

Residential on 0.14 Acres

Lake Bonavista, Calgary, Alberta

Looking for an affordable way into Lake Bonavista? Check out this solid Keith built bi level. This air conditioned, 4 bedroom home is perfectly situated within walking distance of several schools, the Promenade mall & the entrance to the 4 season Lake. The main floor offers original hardwood floors, a big bright living room and adjoining dining room, an eat in kitchen that overlooks the back yard and 3 bedrooms, with a 2 pc en-suite bathroom off the primary. Basements in bi-levels offer deep, bright windows which create great usable space, and this is no exception. 2 large family areas, one with a gas fireplace, a huge bedroom with a walk in closet and a 3 pc bathroom and a separate hobby room area with a working sink. Large landscaped yard with many great upgrades including a beautiful expansive new rear deck & railings with natural gas hook up for your BBQ, new fencing and poured concrete walkways. Rear detached garage is oversized, insulated & drywalled, has a new overhead door & is accessed off the paved back lane. The interior needs quite a bit of updating and work throughout but here is the good part, many of the large expensive things have been done already for you - high efficient furnace, roof shingles, soffits & eaves, deck, fence, garage door. This is a great opportunity for someone wanting to build some sweat equity and live in one of the most sought after neighbourhoods in the city. Quick & easy access in & out of the community on major roadways & a short bike



ride takes you down into Fish Creek Park – one of Calgary’s inner city treasures, it is the largest urban park in Canada with paved winding pathways throughout. Living in Lake Bonavista gives you exclusive access to the private lake to enjoy outdoor activities in all 4 seasons. A very active & engaged community, you’re going to love living here!

Built in 1969

Essential Information

MLS® #	A2109340
Price	\$675,000
Sold Price	\$688,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,205
Acres	0.14
Year Built	1969
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Sold

Community Information

Address	932 120 Avenue Se
Subdivision	Lake Bonavista
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2J 2K7

Amenities

Amenities	Beach Access
Parking Spaces	2
Parking	Double Garage Detached, Garage Faces Rear, Insulated, Oversized

Interior

Interior Features	No Smoking Home
Appliances	Central Air Conditioner, Dishwasher, Dryer, Freezer, Microwave Hood Fan, Refrigerator, Stove(s), Washer, Window Coverings
Heating	High Efficiency, Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Basement, Gas, Mantle
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Low Maintenance Landscape, Landscaped, Level, Rectangular Lot
Roof	Asphalt Shingle
Construction	Aluminum Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	February 23rd, 2024
Date Sold	March 4th, 2024
Days on Market	10
Zoning	R-C1
HOA Fees	358.00
HOA Fees Freq.	ANN

Listing Details

Listing Office	RE/MAX First
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