

\$749,900 - 43 Lake Wapta Rise Se, Calgary

MLS® #A2138253

\$749,900

3 Bedroom, 3.00 Bathroom, 1,547 sqft

Residential on 0.14 Acres

Lake Bonavista, Calgary, Alberta

PRICE IMPROVEMENT! Discover the endless possibilities with this charming 4-level split home nestled in the prestigious community of Lake Bonavista. Perfect for a flip or your dream renovation, this property boasts over 2,380 sq ft of versatile living space on a huge lot, offering immense potential to customize and expand. Currently featuring 3 spacious bedrooms and 3 full bathrooms, this home is ready for your vision to transform into a masterpiece. The unique master suite is a standout, complete with a cozy fireplace and private balcony, providing a perfect retreat. The upper 2 levels feature gleaming hardwood floors, adding a touch of elegance and warmth. With Calgary's cold winters, you will enjoy the convenience of a large attached garage (22.6 x 25.6), ideal for vehicles and additional storage. You can access the 3rd Level from a separate entrance through the garage providing additional flexibility and potential.

Recent updates include a brand new furnace and hot water tank, ensuring modern comfort and efficiency. Located very close to the lake, you can enjoy all seasons with ease, taking advantage of the serene and picturesque surroundings that Lake Bonavista offers. This community isn't just a place to live; it's a lifestyle, with friendly neighbors and a welcoming atmosphere!

With excellent proximity to shopping, schools,



transit, and major roadways you will find the location makes daily errands and commuting a breeze! Embrace the opportunity to create something exceptional in one of the most sought-after Calgary neighborhoods. Whether youâ€™re looking to flip this house or turn it into your forever home, the possibilities are endless. Contact me today to schedule a viewing and start envisioning your future in this remarkable community!

Built in 1969

Essential Information

MLS® #	A2138253
Price	\$749,900
Sold Price	\$680,000
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,547
Acres	0.14
Year Built	1969
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Sold

Community Information

Address	43 Lake Wapta Rise Se
Subdivision	Lake Bonavista
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2J 2N1

Amenities

Amenities	None
Parking Spaces	4

Parking	Double Garage Attached
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Interior

Interior Features	Ceiling Fan(s), See Remarks
Appliances	Freezer, Washer/Dryer
Heating	High Efficiency, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Bedroom, Wood Burning
Has Basement	Yes
Basement	Separate/Exterior Entry, Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Front Yard, Many Trees
Roof	Asphalt Shingle
Construction	Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	June 5th, 2024
Date Sold	July 9th, 2024
Days on Market	34
Zoning	R-C1
HOA Fees	358.00
HOA Fees Freq.	ANN

Listing Details

Listing Office	Royal LePage Benchmark
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