

\$879,500 - 167 Lake Arrow Green Se, Calgary

MLS® #A2149643

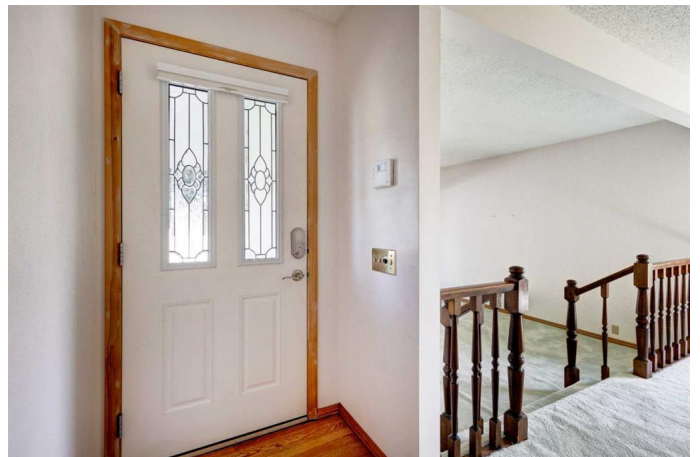
\$879,500

4 Bedroom, 3.00 Bathroom, 1,468 sqft

Residential on 0.20 Acres

Lake Bonavista, Calgary, Alberta

1st time on the market! The options are endless with this oversized original bungalow in Lake Bonavista! Set across from green space and on a massive pie lot, your dream renovation awaits. Hidden amid gorgeous mature trees, this property has a cute and well-kept curb appeal. Inside, you'll immediately fall in love with all the opportunities to make it your own, and the oversized floor plan provides plenty of space for your designs. A big bay window welcomes natural light into the living room, and a step up takes you into the dining area, which is bright and sunny thanks to another bay window. In the kitchen, elements like original hardwood and cabinetry showcase the quality of this home – you could easily preserve your favourite aspects to add character to your remodel. A breakfast nook overlooks a sunken family room that centres around a gas fireplace in a statement brick surround. Down the hall, the primary bedroom is spacious and well-laid out; simply update it to your taste and you're all set. Two more generous bedrooms have large windows and both they and the main bathroom could also be easily refinished with your ideas. In the basement, funky retro vibes in the rec room include a cool electric fireplace that you might be tempted to keep. You'll find another bedroom and bathroom, an office, and tons of extra storage on this level. The utility room provides a workspace perfect for your hobbies. Outside, a captivating park awaits, with expansive lawns



and garden beds around the patio and firepit. Mature trees line the fence and southwest exposure is a green thumb’s best friend. An RV pad inside the fence is a huge perk, and there are two custom sheds as well as an oversized, heated double garage as well. This location at the corner of the paved alley makes maneuvering your trailer a breeze. The park across the street gives this block a peaceful atmosphere, and within walking distance, you can access several other parks, playgrounds, and local schools. Fish Creek Park is walkable as well! You can be at the Lake Bonavista Community Association and the local beach in only a few minutes for year-round activities. The shops at the Promenade on Lake Bonavista are close by, and Macleod Trail offers a plethora of options in just a few minutes drive. Commuters will love that downtown is only 20 minutes away, and this area connects to Anderson Road, Canyon Meadows Drive, and Deerfoot Trail, making it easy to run errands and visit friends around the city. Large bungalows with this location seldom hit the market, call today.

Built in 1972

Essential Information

MLS® #	A2149643
Price	\$879,500
Sold Price	\$885,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,468
Acres	0.20
Year Built	1972
Type	Residential
Sub-Type	Detached
Style	Bungalow

Zoning	R-C1
HOA Fees	359.00
HOA Fees Freq.	ANN

Listing Details

Listing Office	RE/MAX House of Real Estate
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