

\$599,900 - 1436 Lake Ontario Drive Se, Calgary

MLS® #A2163132

\$599,900

3 Bedroom, 3.00 Bathroom, 1,018 sqft

Residential on 0.11 Acres

Bonavista Downs, Calgary, Alberta

**** Open House Sat Sept. 21 @ 1 - 4 p.m. and Sun Sept. 22 @ 12 - 3 p.m. - Visit this open house and enter to win an Adventure in the Rockies incl. \$500 to Kananaskis Nordic Spa****

Presenting this updated bungalow in the lovely, established community of Bonavista Downs. This well kept home offers almost 2000 sq. ft. of living space including the fully developed basement, a good-sized fenced yard and a heated double detached garage with a paved back lane. Walk in to the freshly painted, light-filled open concept living space with updated flooring throughout the main floor. The beautifully updated kitchen has custom cabinets, new stainless-steel appliances, double sinks and a bright east facing window looking out on to the back yard. There is a sliding door that can be used to close off the kitchen from the back door entrance way ****CREATING A SEPARATE ENTRANCE**** if desired for the developed basement. The main floor hosts a master bedroom with two closets and a nook with a window that could be used as an office space plus a full ensuite bathroom. A second bedroom and another full bathroom are also on the main floor. Walk down to the fully developed basement which includes a rec room and a third large bedroom (not egress) as well as a huge full bathroom with soaker tub. The spacious laundry and utility room includes plenty of additional storage area and a new 200 amp electrical panel (2022), brand new hot water tank (2024), furnace (2018) that



has just been cleaned. The private, fenced back yard includes established trees, a grassy area, a shed for more storage and a gravel area that could be used for parking, a play structure or to expand the yard. The heated, double detached garage has two new garage doors (2021). Other updates include roof (2017, including detached garage), exterior paint (2024), and R12 insulation in the basement. This beautiful home has many schools nearby (K-12) and is within walking distance of the Bonavista Disc Golf Course, multiple off-leash dog parks, and numerous other playgrounds/parks and walking/bike paths. Take a 5-minute drive to South Center, The Fish Creek Public Library and TRICO Center. MacLeod Trail, Deerfoot Trail and Blackfoot are just a quick minute away.

Built in 1972

Essential Information

MLS® #	A2163132
Price	\$599,900
Sold Price	\$586,700
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,018
Acres	0.11
Year Built	1972
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	1436 Lake Ontario Drive Se
Subdivision	Bonavista Downs
City	Calgary

County	Calgary
Province	Alberta
Postal Code	T2J 3G6

Amenities

Parking Spaces	2
Parking	Double Garage Detached, Heated Garage

Interior

Interior Features	Granite Counters, Open Floorplan
Appliances	Dishwasher, Electric Range, Microwave, Refrigerator, Washer/Dryer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

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

Additional Information

Date Listed	September 5th, 2024
Date Sold	October 1st, 2024
Days on Market	25
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office	CIR Realty
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