

# \$774,900 - 1824 Lake Bonavista Drive Se, Calgary

MLS® #A2207621

**\$774,900**

4 Bedroom, 3.00 Bathroom, 1,377 sqft  
Residential on 0.12 Acres

Lake Bonavista, Calgary, Alberta

//OPEN HOUSE SUNDAY APR 6 - 12-3PM//

Welcome to 1824 Lake Bonavista drive, just a 4 min walk to one of Calgary's most popular and sought after spots Lake Bonavista! With over 2500 square feet of move-in ready living space, this bright and sunny Bi-Level has 4 Beds & 3 Baths with an oversized Primary and attached sunroom. The sunny main floor kitchen has loads of storage and counter space to stay clean and organized with newer Stainless Steel appliances, pantry cupboard and a large kitchen window to watch all of the birds on your back deck. The dining and living room area connect seamlessly from the kitchen, with large windows that flood the space throughout with natural light that highlights the beautiful hardwood floors. The living room area has 2 more large windows, a wood fireplace and updated railings. The main back door connects to the deck for summer BBQ's or to spend time in the private manicured yard, Perfect for entertaining or the busy family life. Both main floor bedrooms are spacious, the bright secondary room fits a queen bed nice and easy while the oversized primary is one of a kind with a large walk-in closet w/window, a 3pc ensuite and patio doors that connect to the bright sunroom for morning coffee or late night reading. Rounding out the main floor is a full 4pc bath. Bi-Level's are always popular because the lower level is sunny and bright and this home doesn't dissappoint, here you'll find a large Rec/Family room that includes another wood fireplace to



keep you extra warm and cozy all year. The lower level also has a separate back entrance for quick access to the yard and garage. The spacious laundry room has a third 3pc bath, next to the furnace/storage room with built-in benches for a tucked away workshop or more storage. The third bedroom can be used as a quaint home office or kids bedroom, with the fourth bedroom providing more space and flexibility. The front of the home has curb appeal, the sidewalk has rubber paving for durability and a non-slip assurance in the winter. The double detached garage is insulated with power for all of your workshop needs. The whole yard has been well maintained and is fenced for privacy. PLUS TRIPLE PANE WINDOWS THROUGHOUT! A quick walk to the Lake, skating rink, Rec centre and the Lake Bonavista Mall, this home is ideal for outdoor activities. With great schools and green spaces galore, come see why Lake Bonavista is one of Calgary's most popular Lake communities! Contact your favourite realtor and take a look before this gem is gone.

Built in 1972

### **Essential Information**

MLS® #	A2207621
Price	\$774,900
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,377
Acres	0.12
Year Built	1972
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

## Community Information

Address	1824 Lake Bonavista Drive Se
Subdivision	Lake Bonavista
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2J 3A9

## Amenities

Amenities	Playground, Recreation Facilities, Boating
Parking Spaces	3
Parking	Alley Access, Double Garage Detached, Insulated, Plug-In
# of Garages	2

## Interior

Interior Features	Ceiling Fan(s), Central Vacuum, Closet Organizers, No Animal Home, No Smoking Home, Separate Entrance, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Range Hood, Refrigerator, Stove(s), Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Basement, Living Room, Stone, Wood Burning
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Private Yard, Rain Barrel/Cistern(s)
Lot Description	Back Yard, Landscaped, Private, Rectangular Lot
Roof	Asphalt Shingle
Construction	Wood Frame, Wood Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	April 3rd, 2025
Days on Market	1
Zoning	R-CG
HOA Fees	368

HOA Fees Freq. ANN

## **Listing Details**

Listing Office eXp Realty

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