



GRASSROOTS
REALTY GROUP

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1803 Lake Bonavista Drive SE
Calgary, Alberta

MLS # A2241082



\$820,000

Division:	Lake Bonavista		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,286 sq.ft.	Age:	1971 (54 yrs old)
Beds:	6	Baths:	3 full / 1 half
Garage:	Double Garage Detached, Oversized		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Many Trees, Rectangular Lot, See Remarks		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Cedar, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: N/A

Welcome to this well maintained Keith built bungalow in the prestigious community of Lake Bonavista. Located just a short walk from the lake entrance, schools, and shopping, this beautiful home offers over 2,400 sq. ft. of developed living space on a bright east-west exposed lot, backing onto a paved alley with an oversized double detached garage. With a front porch, a private rear patio, and direct access to an open green space next door, this home blends comfort, charm, and community in one of Calgary's most established lake-access neighbourhoods. Step inside to a warm and inviting main floor featuring hardwood floors and large bright windows. The heart of the home is a spacious living room with a classic brick wood-burning fireplace, which flows into the dining area and bright oak kitchen with bay window, new appliances, and plenty of cabinet space. The main floor includes 3 bedrooms, including a primary suite with its own 4-piece ensuite, plus a second full bathroom for family or guests. The fully developed basement adds incredible versatility with two additional bedrooms, a den/flex room, a 3 and 2-piece bathroom, a large recreation space with electric fireplace, and wet bar area—perfect for entertaining or multi-generational living. There is also a functional laundry area. Outdoors, the large sunny west-facing backyard offers space to relax and entertain with a private patio, lush green space, mature trees, and easy access to the south facing park. Additional highlights include; NEW Furnace (2024), a covered front porch, and strong curb appeal. Set in the heart of Lake Bonavista, with year-round lake access, top-rated schools, playgrounds, transit, and all amenities close by, this is your chance to own a well-cared-for home in one of Calgary's most sought-after neighbourhoods. Book your private showing today!

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