



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

1212 Lake Sylvan Drive
Calgary, Alberta

MLS # A2257673



\$549,000

Division:	Bonavista Downs		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,197 sq.ft.	Age:	1972 (53 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Off Street, Single Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Private		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Concrete, Mixed	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home		

Inclusions: None

Welcome to Bonavista Downs, where opportunity meets location. This solid 1,200 sq. ft. bungalow sits on an oversized lot, offering incredible potential for first time home buyers, renovators or developers ready to bring their vision to life. With three bedrooms on the main level, a partially finished basement, and a massive backyard, the property is a blank canvas waiting for transformation. Homes like this, untouched for decades, are increasingly rare - making this a prime chance to modernize or redevelop in one of Calgary's most sought-after lake communities. Just minutes from Bonavista Lake, some residents enjoy access to year-round recreation, parks, schools, and amenities. Whether you're looking to create your dream home or invest in a project with endless upside, this Bonavista Downs bungalow is full of promise. Book your showing today!