



**GRASSROOTS**  
REALTY GROUP

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**1204 Lake Sylvan Drive SE**  
**Calgary, Alberta**

**MLS # A2262647**



**\$524,900**

<b>Division:</b>	Bonavista Downs		
<b>Type:</b>	Residential/House		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	1,124 sq.ft.	<b>Age:</b>	1972 (53 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Back Lane, Corner Lot		

**Heating:** Forced Air

**Floors:** Carpet, Hardwood, Tile

**Roof:** Asphalt Shingle

**Basement:** Full, Partially Finished

**Exterior:** Metal Siding , Wood Frame

**Foundation:** Poured Concrete

**Features:** Storage

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** R-CG

**Utilities:** -

**Inclusions:** N/A

Searching for a home w/incredible upside potential? This is it! Spacious 4-level split w/over 1,500 sq ft of living space, 4 bedrooms & 1.5 bathrooms, sitting on an oversized lot is perfect for renovators, developers or first-time buyers that want to put in some sweet equity! Great bones w/large living area & huge South facing picture window offering plenty of natural light. Kitchen has great storage w/numerous cabinets & a window over the sink that looks into the massive backyard. Upper level has 2 well-sized bedrooms (both with hardwood floors) & a 4-pc bathroom. 3rd level offers 2 more bedrooms & a 2-pc bathroom. The 4th level is wide open and awaiting your ideas&hellip;it would make a great space for a rec room or gym! High efficient furnace was installed in 2016 so that&rsquo;s one less expense needed. Single attached garage w/front parking pad gives space for 2 cars. Home is in need of TLC to bring it back to life. Great location w/easy access to schools, shopping plus off leash dog park right across the street. Blank canvas with endless opportunities for those with a vision! Property is sold "as is".