



GRASSROOTS
REALTY GROUP

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928 120 Avenue SE
Calgary, Alberta

MLS # A2279401



\$679,000

Division:	Lake Bonavista		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,729 sq.ft.	Age:	1969 (57 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Detached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), See Remarks, Storage		

Inclusions: All appliances are sold as-is where is

Introducing a rare opportunity to own in the heart of the highly sought-after lake community of Lake Bonavista, one of Calgary's most established and desirable neighbourhoods. This bungalow is filled with potential for your future visions. Showcasing natural light from all the front windows and hardwood flooring throughout much of the main level, this home offers both comfort today and incredible potential for future transformation. The main floor features a spacious and inviting layout, including a generous living room, a separate family room anchored by a charming brick fireplace, and a sun-filled sunroom that extends your living space year-round. The kitchen offers ample space and functionality, while maintaining a warm, classic aesthetic that's ready for personalization. Three bedrooms are located on the main level, including a primary retreat complete with a private 4-piece ensuite, along with an additional full bathroom. The 2nd level offers beautiful space for more enjoyment with beautiful ceiling lines adding creative potential. The basement offers space and functionality for your creative endeavours. A detached garage provides convenient parking and storage space, while the mature lot offers a gorgeous stone patio and space for your own outdoor retreat. This property presents an outstanding opportunity for renovators, investors, or buyers looking to customize a special home in a premium community. With lake access, excellent schools, parks, shopping just minutes away, and transit all nearby, this is a chance to secure a property with long-term value in one of Calgary's most iconic neighbourhoods.