



**1324 Lake Sylvan Drive SE
Calgary, Alberta**

MLS # A2283024



\$669,900

Division:	Bonavista Downs		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,180 sq.ft.	Age:	1972 (54 yrs old)
Beds:	5	Baths:	1 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Lawn, Low Maintenance Landscape		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Storage, Vinyl Windows		

Inclusions: N/A

Refreshed and move-in ready! Welcome to this beautifully updated 1,180 sq ft bungalow in the wonderful community of Bonavista Downs, offering stylish comfort, modern upgrades, and a bright open-concept layout. The spacious living room is filled with natural light thanks to large NEW windows, creating a warm and inviting space perfect for everyday living and entertaining. The home features new flooring and updated finishes throughout, adding a fresh and modern feel. The modern kitchen offers a large island, ample cabinetry, and a dedicated dining area—perfect for family meals or hosting guests. Thoughtfully designed feature walls and updated details bring character and warmth to the main living space. With 5 bedrooms in total—including 3 on the main level and 2 in the fully finished basement—this home offers incredible flexibility for families, guests, or a home office. Two bathrooms provide added convenience for busy households. The fully finished basement expands the living space with plenty of room for a recreation area, media room, or additional family space. Outside, enjoy the spacious backyard with room to relax, garden, or entertain, along with the convenience of a double detached garage providing both parking and storage. Located in Bonavista Downs, a welcoming and established community known for its parks, schools, and easy access to shopping, transit, and major roadways, this home offers both comfort and convenience. With new windows, new flooring, updated features, and plenty of space, this refreshed home is ready for its next owners to move in and enjoy.