



1277 Lake Sylvan Drive SE  
Calgary, Alberta

MLS # A2299778



**\$598,500**

<b>Division:</b>	Bonavista Downs		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	864 sq.ft.	<b>Age:</b>	1972 (54 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Fruit Trees/Shrub(s), Low Maintenance Landscape, P		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Stucco	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Jetted Tub, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Soaking Tub, Track Lighting, Vinyl Windows		
<b>Inclusions:</b>	N/A		

OPEN HOUSE Saturday April 11, 2 - 4 pm. Beautifully updated family home in desirable Bonavista Downs, total of 3 bedrooms, 2 - 4 piece baths, modern open concept floor plan, Whirlpool appliances, "Jacuzzi" jetted soaker tub, luxury low maintenance vinyl flooring, new carpet, Trane furnace, shingles, windows, paint and more! HUGE oversize detached 'handyman' garage, insulated and drywalled with built in gas furnace, cupboards, tables etc. Easily suited, playground, schools and community center nearby in this family oriented community.