



**461 Lake Ontario Place SE  
Calgary, Alberta**

**MLS # A2153562**



**\$799,900**

<b>Division:</b>	Lake Bonavista		
<b>Type:</b>	Residential/House		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	1,131 sq.ft.	<b>Age:</b>	1975 (49 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Detached, Off Street		
<b>Lot Size:</b>	0.21 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Backs on to Park/Green Space, Corner Lot, Irregular L		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Siding	<b>Zoning:</b>	R-C1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, See Remarks		

**Inclusions:** None

Location, Location, Location! Situated on a quiet cul de sac on a HUGE 838 square metre lot, surrounded by greenspace and with a sunny south facing backyard with year-round LAKE ACCESS! This 4-level split offers over 2200 square feet of living space with 4 bedrooms and 2.5 bathrooms with incredible renovation potential to make it your own! Enjoy the summer days in the fully fenced and private backyard with endless possibilities for a garden and plenty of space for the kids to play. Located close to schools, shops, playgrounds, parks, transit and a quick walk to Fish Creek Park! This is a rare opportunity to own a lot this size nestled away in a quiet area, flanked by greenspace and with access to the lake. Book your viewing today!