



GRASSROOTS
REALTY GROUP

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1132 Lake Sylvan Place SE
Calgary, Alberta

MLS # A2182800



\$749,900

Division:	Lake Bonavista		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,136 sq.ft.	Age:	1969 (55 yrs old)
Beds:	4	Baths:	2
Garage:	Off Street, Single Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Fruit Trees/Shrub(s), Front Yard, Rectangular Lot		

Heating:	Fireplace(s), Forced Air	Water:	-
Floors:	Ceramic Tile, Hardwood, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full	LLD:	-
Exterior:	Brick, Metal Frame, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Laminate Counters, Pantry, Separate Entrance, Storage		

Inclusions: NA

Welcome to this affordable home on a quiet cul-de-sac in Lake Bonavista. This clean and well-maintained property can be lived in as is, or renovated to make it shine. Property features beautiful oak hardwood floors throughout the main level, large windows that flood the property with light and a separate entrance to the basement at the back. Both levels feature 2 bedrooms and 1 full bath and a separate living area with a fire place, giving everyone their own space. The backyard is large and has an oversized single garage, an RV pad a real fruit producing apple tree, and is fully fenced in. The cul-de-sac is very quiet and friendly and is a great place to raise kids with a dog park only 1 block away. Lake Bonavista is constantly ranked as one of the best neighbourhoods in Calgary and is highlighted by numerous highly regarded schools (including french immersion and montessori), great parks, close proximity to Fish Creek Park, lots of shopping options, a short drive to the LRT and quick access to major roadways. The Lake at Bonavista is a fabulous gathering point where residents can swim and canoe in the summer, skate, ski and toboggan in the winter, and fish year round! The homeowner's association operates the recreation centre, outdoor sports courts, 2 indoor ice rinks, gym, fitness studio, and meeting rooms. Families who come to this neighborhood never want to leave!