



## 1132 Lake Sylvan Place Calgary Alberta

\$749,900

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! (id:6769)

Family room 6.07 M x 3.78 M

Bedroom 3.20 M x 3.35 M

Bedroom 3.20 M x 3.84 M

3pc Bathroom Measurements not available

Living room 3.73 M x 5.36 M

Dining room 3.32 M x 2.82 M

Kitchen 3.12 M x 2.11 M

Primary Bedroom 3.30 M x 3.94 M

Bedroom 3.30 M x 3.94 M

4pc Bathroom Measurements not available

Listing Presented By:



Originally Listed by:  
RE/MAX iRealty Innovations

<http://www.realtordave.ca/>



**Real Estate Professionals Inc.**

202, 5403 CROWCHILD TRAIL  
N.W., Calgary, AB, T3B4Z1

Phone: 403-547-4102  
[cm.mackenzie@shaw.ca](mailto:cm.mackenzie@shaw.ca)