



# 1212 Lake Sylvan Drive Calgary Alberta

\$549,000

Welcome to Bonavista Downs, where opportunity meets location. This solid 1,200 sq. ft. bungalow sits on an oversized lot, offering incredible potential for first time home buyers, renovators or developers ready to bring their vision to life. With three bedrooms on the main level, a partially finished basement, and a massive backyard, the property is a blank canvas waiting for transformation. Homes like this, untouched for decades, are increasingly rare—making this a prime chance to modernize or redevelop in one of Calgary's most sought-after lake communities. Just minutes from Bonavista Lake, residents enjoy access to year-round recreation, parks, schools, and amenities. Whether you're looking to create your dream home or invest in a project with endless upside, this Bonavista Downs bungalow is full of promise. Book your showing today! (id:6769)

Hall 19.42 Ft x 7.33 Ft

Storage 13.58 Ft x 5.92 Ft

3pc Bathroom 6.92 Ft x 5.92 Ft

Bedroom 15.08 Ft x 13.50 Ft

Other 4.67 Ft x 6.25 Ft

Family room 24.08 Ft x 26.83 Ft

Furnace 9.67 Ft x 13.33 Ft

Living room 20.83 Ft x 13.67 Ft

Dining room 8.42 Ft x 13.25 Ft

Kitchen 8.25 Ft x 9.92 Ft

Other 5.25 Ft x 4.08 Ft

Bedroom 7.67 Ft x 10.50 Ft

Bedroom 8.17 Ft x 13.67 Ft

Primary Bedroom 11.67 Ft x 13.25 Ft

2pc Bathroom 5.25 Ft x 5.75 Ft

3pc Bathroom 6.92 Ft x 7.08 Ft

Listing Presented By:



Originally Listed by:  
RE/MAX Realty Professionals



**Real Estate Professionals Inc.**

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