

\$549,000 - 1212 Lake Sylvan Drive, Calgary

MLS® #A2257673

\$549,000

4 Bedroom, 3.00 Bathroom, 1,197 sqft

Residential on 0.14 Acres

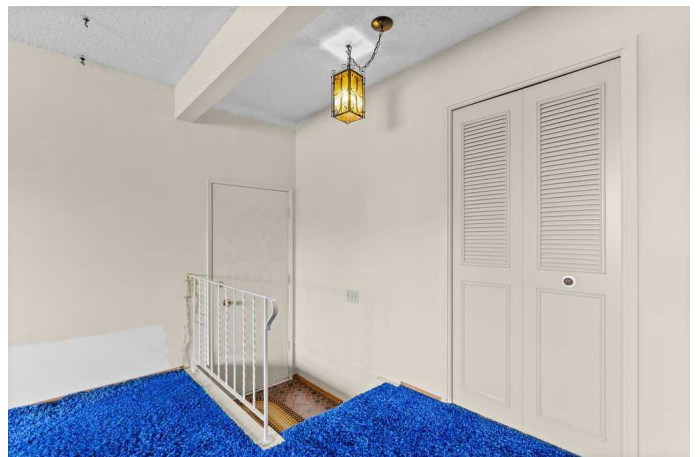
Bonavista Downs, Calgary, Alberta

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, some 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!

Built in 1972

Essential Information

MLS® #	A2257673
Price	\$549,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,197



Acres	0.14
Year Built	1972
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	1212 Lake Sylvan Drive
Subdivision	Bonavista Downs
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2J5N7

Amenities

Parking Spaces	2
Parking	Off Street, Single Garage Attached
# of Garages	1

Interior

Interior Features	No Animal Home, No Smoking Home
Appliances	Dryer, Electric Stove, Refrigerator, Washer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior Features	Private Entrance, Private Yard
Lot Description	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Private
Roof	Asphalt Shingle
Construction	Concrete, Mixed
Foundation	Poured Concrete

Additional Information

Date Listed	September 16th, 2025
Zoning	R-CG

Listing Details

Listing Office Real Estate Professionals Inc.

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