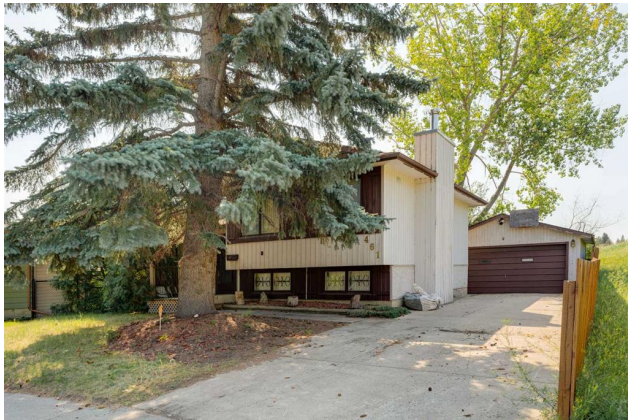


461 LAKE ONTARIO Place, Calgary T2J 4Y1

MLS®#: **A2153562** Area: **Lake Bonavista** Listing Date: **08/06/24** List Price: **\$749,900**
 Status: **Active** County: **Calgary** Change: **-\$50k, 11-Sep** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **1975**
Lot Information
 Lot Sz Ar: **9,020 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,131**
 Low Sqft:
 Ttl Sqft: **1,131**

DOM

43
Layout
 Beds: **4 (3 1)**
 Baths: **2.5 (2 1)**
 Style: **4 Level Split**

Parking

Ttl Park: **4**
 Garage Sz: **2**

Access:

Lot Feat: **Back Lane,Back Yard,Backs on to Park/Green Space,Corner Lot,Irregular Lot,Pie Shaped Lot**
 Park Feat: **Double Garage Detached,Off Street**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air**
 Sewer:
 Ext Feat: **Lighting,Private Yard**

Construction: **Wood Siding**
 Flooring: **Carpet,Tile,Vinyl**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dryer,Microwave Hood Fan,Refrigerator,Stove(s),Washer**
 Int Feat: **Built-in Features,See Remarks**
 Utilities:

Room Information

Room	Level	Dimensions
Kitchen	Main	12`8" x 12`2"
Living Room	Main	17`0" x 13`4"
Foyer	Main	4`2" x 3`10"
Bedroom - Primary	Upper	12`6" x 10`4"
Bedroom	Upper	9`4" x 9`4"
2pc Ensuite bath	Upper	5`0" x 4`0"
Laundry	Basement	12`6" x 8`8"

Room	Level	Dimensions
Dining Room	Main	9`2" x 8`8"
Den	Basement	14`4" x 9`2"
Family Room	Lower	16`6" x 12`6"
Bedroom	Upper	13`0" x 8`0"
Bedroom	Lower	12`0" x 8`10"
4pc Bathroom	Upper	8`0" x 5`0"
Workshop	Basement	11`10" x 11`0"

Storage **Basement** **10`0" x 4`0"** **4pc Bathroom** **Lower** **8`10" x 7`0"**
Legal/Tax/Financial

Title: Zoning: **R-C1**
Fee Simple
Legal Desc: **7610029**

Remarks

Pub Rmks: **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!**

Inclusions: **None**
Property Listed By: **CIR Realty**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123









