



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**2311 LAKE BONAVIDA Drive, Calgary T2J 3A1**

MLS® #: **A2162546**

Area: **Lake Bonavista**

Listing Date: **09/03/24**

List Price: **\$959,900**

Status: **Active**

County: **Calgary**

Change: **-\$40k, 09-Sep**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **1973**

Lot Information

Lot Sz Ar: **7,265 sqft**  
Lot Shape:

Finished Floor Area

Abv Sqft: **1,642**  
Low Sqft:  
Ttl Sqft: **1,642**

DOM

**15**  
Layout  
Beds: **4 (3 1 )**  
Baths: **4.0 (4 0)**  
Style: **Bungalow**

Parking

Ttl Park: **8**  
Garage Sz: **2**

Access:

Lot Feat: **Back Lane,Street Lighting**  
Park Feat: **Double Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air**  
Sewer:  
Ext Feat: **None**

Construction: **Brick,Cedar**  
Flooring: **Carpet,Ceramic Tile,Hardwood**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Garage Control(s),Gas Dryer,Gas Oven,Microwave,Range Hood,Refrigerator,Washer/Dryer,Window Coverings,Wine Refrigerator**  
Int Feat: **Closet Organizers,Granite Counters,Kitchen Island,No Smoking Home,Recessed Lighting**  
Utilities:

Room Information

| Room              | Level  | Dimensions    | Room              | Level    | Dimensions    |
|-------------------|--------|---------------|-------------------|----------|---------------|
| Bedroom - Primary | Second | 13`9" x 11`8" | Bedroom - Primary | Second   | 13`1" x 16`6" |
| Bedroom           | Second | 10`5" x 9`7"  | Bedroom           | Basement | 14`2" x 15`1" |
| 4pc Bathroom      | Second | 6`0" x 5`0"   | 3pc Ensuite bath  | Second   | 7`0" x 7`0"   |
| 4pc Ensuite bath  | Second | 5`0" x 9`0"   | 4pc Ensuite bath  | Basement | 5`0" x 11`0"  |
| Living Room       | Second | 12`6" x 18`0" |                   |          |               |

Title: Zoning:  
**Fee Simple** **R-1**  
Legal Desc: **720LK**

Remarks

Pub Rmks: **Prestigious Lake Bonavista!!! 1650 sq ft ,3+1 bedroom bungalow on a estate sized corner lot across from a greenspace in one of Calgarys most desirable neighbourhoods..This home boasts a large footprint with 2 master bedrooms with en-suites 4 bathrooms in total, a detached two car garage and a nice bright floorplan ..White kitchen with granite counters, hardwood flooring throughout main floor.. garden doors off master and family room to a rear deck ..lower level is finished with a theatre room, spacious bedroom with its own ensuite. exercise area ,laundry room and big family room easy to show.... dont miss it**

Inclusions: **none**  
Property Listed By: **MaxWell Capital Realty**

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



















