



THE
A-TEAM

**RE/MAX
FIRST**

79 LAKE SYLVAN Close, Calgary T2J 3E5

MLS®#: **A2166583** Area: **Bonavista Downs** Listing Date: **09/19/24** List Price: **\$689,000**
 Status: **Pending** County: **Calgary** Change: **-\$20k, 28-Oct** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **1973**
Lot Information
 Lot Sz Ar: **5,295 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,010**
 Low Sqft:
 Ttl Sqft: **1,010**

DOM

135
Layout
 Beds: **3 (2 1)**
 Baths: **2.0 (2 0)**
 Style: **Bi-Level**

Parking

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

Access:
 Lot Feat: **Private,Rectangular Lot**
 Park Feat: **Double Garage Detached,On Street**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Stucco,Wood Frame**
 Heating: **Forced Air** Flooring: **Carpet,Hardwood,Linoleum**
 Sewer: Water Source:
 Ext Feat: **Storage** Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Range,Microwave Hood Fan,Refrigerator,Washer**
 Int Feat: **Kitchen Island,Laminate Counters**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
4pc Bathroom	Main	5`0" x 7`8"	Bedroom	Main	9`4" x 10`11"
Dining Room	Main	12`7" x 13`8"	Kitchen	Main	12`7" x 13`8"
Living Room	Main	12`9" x 18`6"	Bedroom - Primary	Main	12`3" x 12`0"
4pc Bathroom	Basement	13`5" x 10`11"	Bedroom	Basement	10`11" x 10`7"

Legal/Tax/Financial

Title: Zoning:

Fee Simple

Legal Desc:

R-C1

642LK

Remarks

Pub Rmks: **Discover a true gem in the much sought after community of Bonavista Downs SE. With approx. 1,700 sq. ft. of living space covering two levels, separate entrances completely split & private living areas both with full kitchens & laundry - Perfect for 2 family's 3 bedrooms, 2 bathrooms on a secluded street and a prime location, you cannot go wrong. The welcoming main floor is open concept with an L-shaped configuration for the living/dining area and beautiful hardwood floors. Note the unique pattern in the flooring. The kitchen features an island/breakfast bar, oak cabinetry, laminate countertops and stainless appliances. Two fair-sized bedrooms and 4-pc. bathrooms complete this level. The lower level is finished, carpeted and offers a massive family room with an additional bedroom, secondary room and 4-pc. bath. Lots of possibilities here for various layouts. A fully fenced private east-facing back yard includes a multi-level wooden deck for summer enjoyment, a mini greenhouse/shed, a garden plot (with a huge rhubarb plant) and several flower beds where you can show off your gardening know-how. A large double garage is accessed from the paved back lane. This home is crazy convenient to everything! Close to major thoroughfares - Deerfoot, MacLeod and Bow Bottom Trails and Anderson Road; near to Fish Creek Park, Willow Park Golf and Country Club, the Bow River and within walking distance of Lake Bonavista Plaza; shopping at South Centre Mall; transit, schools, churches, dog parks, playgrounds etc. This is too good to miss. Currently lower level is rented monthly/\$1300 (inc. utilities) tenant is willing to stay. Call for a showing and come take a look as soon as possible.**

Inclusions:

Property Listed By:

**Downstairs refrigerator, stove, washer, dryer
Comox Realty**

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









