



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**1132 LAKE SYLVAN Place, Calgary T2J 2P6**

MLS®#: **A2185243**      Area: **Lake Bonavista**      Listing Date: **01/03/25**      List Price: **\$749,900**  
 Status: **Active**      County: **Calgary**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Calgary**  
 Year Built: **1969**  
Lot Information  
 Lot Sz Ar: **6,243 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **1,136**  
 Low Sqft:  
 Ttl Sqft: **1,136**

DOM

**6**  
Layout  
 Beds: **4 (2 2 )**  
 Baths: **2.0 (2 0)**  
 Style: **Bi-Level**

Parking

Ttl Park: **1**  
 Garage Sz: **1**

Access:

Lot Feat: **Back Lane,Back Yard,Fruit Trees/Shrub(s),Front Yard,Rectangular Lot**  
 Park Feat: **Off Street,Single Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Fireplace(s),Forced Air**  
 Sewer:  
 Ext Feat: **Private Yard**

Construction: **Brick,Metal Frame,Wood Frame**  
 Flooring: **Ceramic Tile,Hardwood,Laminate**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Cooktop,Electric Oven,Refrigerator,Washer,Window Coverings**  
 Int Feat: **Bookcases,Laminate Counters,Pantry,Separate Entrance,Storage**  
 Utilities:

Room Information

Room	Level	Dimensions
<b>Living Room</b>	<b>Main</b>	<b>12`3" x 17`7"</b>
<b>Kitchen</b>	<b>Main</b>	<b>10`3" x 6`11"</b>
<b>Bedroom</b>	<b>Main</b>	<b>10`10" x 12`11"</b>
<b>Bedroom</b>	<b>Basement</b>	<b>10`6" x 11`0"</b>
<b>3pc Bathroom</b>	<b>Basement</b>	

Room	Level	Dimensions
<b>Dining Room</b>	<b>Main</b>	<b>10`11" x 9`3"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>10`10" x 12`11"</b>
<b>Family Room</b>	<b>Basement</b>	<b>19`11" x 12`5"</b>
<b>Bedroom</b>	<b>Basement</b>	<b>10`6" x 12`7"</b>
<b>4pc Bathroom</b>	<b>Main</b>	

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**R-CG**

**5942JK**

Remarks

Pub Rmks: **Welcome to this affordable home on a quiet cul-de-sac in Lake Bonavista. This clean and well-maintained property can be lived in as is, or renovated to make it shine. Property features beautiful oak hardwood floors throughout the main level, large windows that flood the property with light and a separate entrance to the basement at the back. Both levels feature 2 bedrooms and 1 full bath and a separate living area with a fire place, giving everyone their own space. The backyard is large and has an oversized single garage, an RV pad a real fruit producing apple tree, and is fully fenced in. The cul-de-sac is very quiet and friendly and is a great place to raise kids with a dog park only 1 block away. Lake Bonavista is constantly ranked as one of the best neighbourhoods in Calgary and is highlighted by numerous highly regarded schools (including french immersion and montessori), great parks, close proximity to Fish Creek Park, lots of shopping options, a short drive to the LRT and quick access to major roadways. The Lake at Bonavista is a fabulous gathering point where residents can swim and canoe in the summer, skate, ski and toboggan in the winter, and fish year round! The homeowner's association operates the recreation centre, outdoor sports courts, 2 indoor ice rinks, gym, fitness studio, and meeting rooms. Families who come to this neighborhood never want to leave!**

Inclusions: **NA**  
Property Listed By: **RE/MAX First**

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







