



THE
A-TEAM

**RE/MAX
FIRST**

520 129 Avenue, Calgary T2J 4B1

MLS®#: **A2195978**

Area: **Lake Bonavista**

Listing Date: **02/27/25**

List Price: **\$999,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1975**

Finished Floor Area

Abv Sqft: **1,770**
Low Sqft:
Ttl Sqft: **1,770**

Lot Information

Lot Sz Ar: **6,727 sqft**
Lot Shape:

DOM

-0
Layout
Beds: **5 (4 1)**
Baths: **3.0 (3 0)**
Style: **Bungalow**

Access:

Lot Feat: **Landscaped,Level,Rectangular Lot**
Park Feat: **Double Garage Attached**

Parking

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

Utilities and Features

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

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

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Microwave,Refrigerator,Washer,Water Softener**
Int Feat: **Beamed Ceilings,Built-in Features,Ceiling Fan(s),Chandelier,Laminate Counters,Vaulted Ceiling(s),Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
			Legal/Tax/Financial		

Title: **Fee Simple**
Legal Desc: **7410508**

Zoning: **R-CG**

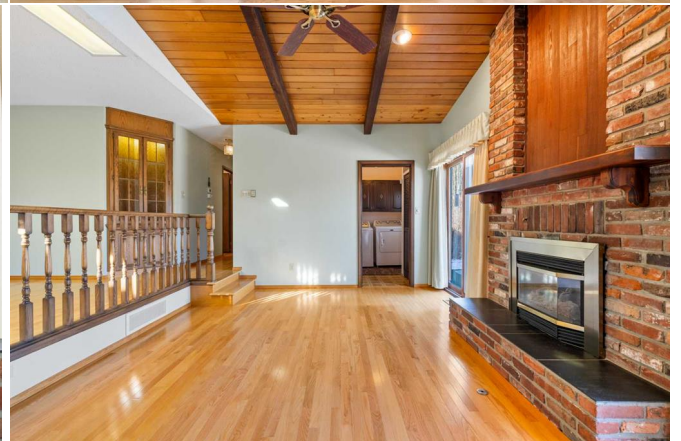
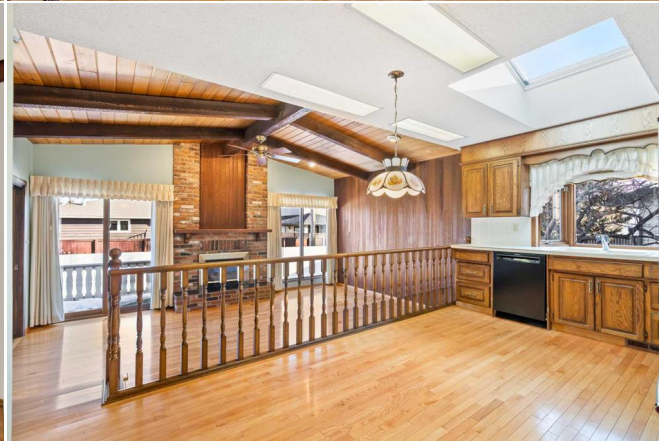
Remarks

Pub Rmks: ****Open Houses: Friday Feb 28, 4:00-6:00pm, Saturday March 1, 1:00-3:00pm**** 1770 square foot on main level BUNGALOW in desirable Lake Bonavista Estates with full lake privileges. On average in any given year, you'll only see 2 or 3 bungalows at this size or greater list in this price category in Lake Bonavista Estates, so this is an opportunity that is seldom found. This home is largely in original condition but has been really well maintained + clean as a whistle, & could be enjoyed as-is just like this long time owner. 4 bedrooms on the upper level, large principal rooms & tonnes of opportunity in the basement to have almost 3300 square feet of developed space up and down. This is a unique floor plan with 2 areas on the main level with a vaulted ceiling, which is feature rarely found in these homes. This makes the main floor feel very open & bright. The spaces in the home flow nicely together. Open & breezy but still defined spaces & principal rooms. Homes with this space & footprint basically allow you to create your dream bungalow with no compromises on rooms or space. The kitchen with motorized skylight overlooks a beautiful sunken living area with fireplace, which walks out to your low maintenance backyard. 4 upper bedrooms is a great feature that is also tough to find. Should you choose to renovate, you could take one bedroom to create your dream ensuite & walk-in closet, & still have 3 bedrooms on the main level. Bungalows this size offer LARGE basements. The basement here is fully developed with a full bathroom, fireplace & offers a beautiful canvas to create your dream space to relax, entertain & house your teenagers! Attached double garage is a great size & is heated. Gravel parking pad in the backyard for a recreational vehicle, & underground irrigation. This location also offers a quick walk to schools, Fish Creek Park, green space around the corner, the Canyon Meadows LRT, Avenida Shops + close proximity to the lake, Lake Bonavista Rec Centre & Lake Bonavista Promenade. This is an awesome street with a lot of owners who have bought in this location for the long term. The incredible pride of ownership shows with many owners who have invested in their homes up & down the street. What a great opportunity to buy & live or turn into your dream home!

Inclusions: **Fire Proof Cabinet, Vacuum System & Attachments (As-Is), All loose shelving in furnace room, workbench in storage, A/C system (As-IS),**
Property Listed By: **RE/MAX First**

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









520 129 Ave SE, Calgary, AB

Main Floor: Exterior Area 177.22 sq ft
 Interior Area 1077.85 sq ft
 Excluded Area 429.79 sq ft



0 4 8 ft

PREPARED: 20200209

While figures are excluded from total floor area in GUIDE floor plans, all room dimensions and floor areas must be considered approximate and are subject to independent verification.



