

# \$549,000 - 1212 Lake Sylvan Drive Se, Calgary

MLS® #A2249941

## \$549,000

4 Bedroom, 3.00 Bathroom, 1,197 sqft

Residential on 0.14 Acres

Bonavista Downs, Calgary, Alberta

Welcome to Bonavista Downs, where opportunity meets location. This solid 1,200 sq. ft. bungalow sits on an oversized lot, offering incredible potential for first time home buyers, renovators or developers ready to bring their vision to life. With three bedrooms on the main level, a partially finished basement, and a massive backyard, the property is a blank canvas waiting for transformation. Homes like this, untouched for decades, are increasingly rare—making this a prime chance to modernize or redevelop in one of Calgary’s most sought-after lake communities. Just minutes from Bonavista Lake, residents enjoy access to year-round recreation, parks, schools, and amenities. Whether you’re looking to create your dream home or invest in a project with endless upside, this Bonavista Downs bungalow is full of promise. Book your showing today!

Built in 1972

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2249941  |
| Price          | \$549,000 |
| Bedrooms       | 4         |
| Bathrooms      | 3.00      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,197     |
| Acres          | 0.14      |



|            |             |
|------------|-------------|
| Year Built | 1972        |
| Type       | Residential |
| Sub-Type   | Detached    |
| Style      | Bungalow    |
| Status     | Active      |

### Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 1212 Lake Sylvan Drive Se |
| Subdivision | Bonavista Downs           |
| City        | Calgary                   |
| County      | Calgary                   |
| Province    | Alberta                   |
| Postal Code | T2J5N7                    |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Single Garage Attached |
| # of Garages   | 1                      |

### Interior

|                   |                                             |
|-------------------|---------------------------------------------|
| Interior Features | No Animal Home, No Smoking Home             |
| Appliances        | Dryer, Electric Stove, Refrigerator, Washer |
| Heating           | Forced Air                                  |
| Cooling           | None                                        |
| Has Basement      | Yes                                         |
| Basement          | Full, Partially Finished                    |

### Exterior

|                   |                                                                              |
|-------------------|------------------------------------------------------------------------------|
| Exterior Features | Private Entrance, Private Yard                                               |
| Lot Description   | Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Private, Street Lighting |
| Roof              | Asphalt Shingle                                                              |
| Construction      | Concrete, Wood Frame, Mixed                                                  |
| Foundation        | Poured Concrete                                                              |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 19th, 2025 |
| Days on Market | 3                 |
| Zoning         | R-CG              |

**Listing Details**

Listing Office                RE/MAX Realty Professionals

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