

# \$689,000 - 1304 Lake Sylvan Drive Se, Calgary

MLS® #A2261425

**\$689,000**

3 Bedroom, 2.00 Bathroom, 1,076 sqft  
Residential on 0.12 Acres

Bonavista Downs, Calgary, Alberta

OPEN HOUSE SUNDAY 19TH 12-2PM

Beautifully Renovated Home in Bonavista Downs! This stunning 3-bedroom, 1.5-bathroom home has been completely updated with no detail overlooked. Enjoy gorgeous flooring throughout, a spacious open-concept main floor, and a large, chef-inspired kitchen featuring a generous island and quartz countertops.

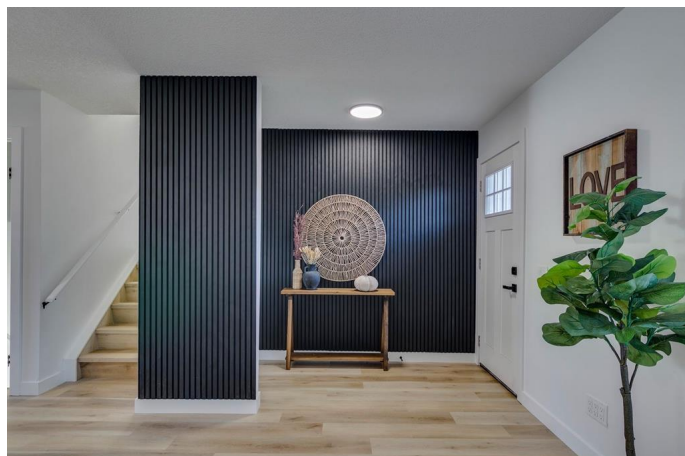
The fully finished lower level offers a large family room, perfect for entertaining or relaxing with the family. Recent upgrades include NEW WINDOWS, NEW FURNACE, ALL NEW APPLIANCES, ensuring a move-in-ready experience.

Sitting on a desirable corner lot, this home boasts incredible curb appeal, a double detached garage, and additional parking in front. Located in a sought-after neighborhood with convenient access to schools, parks, and amenities, this home is the perfect blend of style, comfort, and functionality.

Built in 1972

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | A2261425  |
| Price      | \$689,000 |
| Bedrooms   | 3         |
| Bathrooms  | 2.00      |
| Full Baths | 1         |
| Half Baths | 1         |



|                |               |
|----------------|---------------|
| Square Footage | 1,076         |
| Acres          | 0.12          |
| Year Built     | 1972          |
| Type           | Residential   |
| Sub-Type       | Detached      |
| Style          | 3 Level Split |
| Status         | Active        |

### Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 1304 Lake Sylvan Drive Se |
| Subdivision | Bonavista Downs           |
| City        | Calgary                   |
| County      | Calgary                   |
| Province    | Alberta                   |
| Postal Code | T2J 4C8                   |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

### Interior

|                   |                                                                                                          |
|-------------------|----------------------------------------------------------------------------------------------------------|
| Interior Features | Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Storage, Vinyl Windows |
| Appliances        | Dishwasher, Electric Stove, Refrigerator, Washer/Dryer                                                   |
| Heating           | Forced Air                                                                                               |
| Cooling           | None                                                                                                     |
| Has Basement      | Yes                                                                                                      |
| Basement          | Finished, Full                                                                                           |

### Exterior

|                   |                                                                               |
|-------------------|-------------------------------------------------------------------------------|
| Exterior Features | Private Yard                                                                  |
| Lot Description   | Back Lane, Back Yard, Corner Lot, Front Yard, Lawn, Low Maintenance Landscape |
| Roof              | Asphalt Shingle                                                               |
| Construction      | Stucco, Wood Frame                                                            |
| Foundation        | Poured Concrete                                                               |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | October 2nd, 2025 |
| Days on Market | 17                |
| Zoning         | R-CG              |

### **Listing Details**

|                |                           |
|----------------|---------------------------|
| Listing Office | RE/MAX Landan Real Estate |
|----------------|---------------------------|

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