

# \$524,900 - 1204 Lake Sylvan Drive Se, Calgary

MLS® #A2262647

**\$524,900**

4 Bedroom, 2.00 Bathroom, 1,124 sqft

Residential on 0.15 Acres

Bonavista Downs, Calgary, Alberta

Searching for a home w/incredible upside potential? This is it! Spacious 4-level split w/over 1,500 sq ft of living space, 4 bedrooms & 1.5 bathrooms, sitting on an oversized lot is perfect for renovators, developers or first-time buyers that want to put in some sweet equity! Great bones w/large living area & huge South facing picture window offering plenty of natural light. Kitchen has great storage w/numerous cabinets & a window over the sink that looks into the massive backyard. Upper level has 2 well-sized bedrooms (both with hardwood floors) & a 4-pc bathroom. 3rd level offers 2 more bedrooms & a 2-pc bathroom. The 4th level is wide open and awaiting your ideas! it would make a great space for a rec room or gym! High efficient furnace was installed in 2016 so that's one less expense needed. Single attached garage w/front parking pad gives space for 2 cars. Home is in need of TLC to bring it back to life. Great location w/easy access to schools, shopping plus off leash dog park right across the street. Blank canvas with endless opportunities for those with a vision! Property is sold "as is".

Built in 1972

## Essential Information

MLS® # A2262647

Price \$524,900



Bedrooms	4
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,124
Acres	0.15
Year Built	1972
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Active

### Community Information

Address	1204 Lake Sylvan Drive Se
Subdivision	Bonavista Downs
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2J 3C8

### Amenities

Parking Spaces	2
Parking	Single Garage Attached
# of Garages	1

### Interior

Interior Features	Storage
Appliances	None
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Full, Partially Finished

### Exterior

Exterior Features	None
Lot Description	Back Lane, Corner Lot
Roof	Asphalt Shingle
Construction	Wood Frame, Metal Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	October 7th, 2025
Days on Market	2
Zoning	R-CG

## Listing Details

Listing Office	RE/MAX Real Estate (Mountain View)
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