

# \$849,900 - 1011 Lake Bonavista Drive Se, Calgary

MLS® #A2213793

**\$849,900**

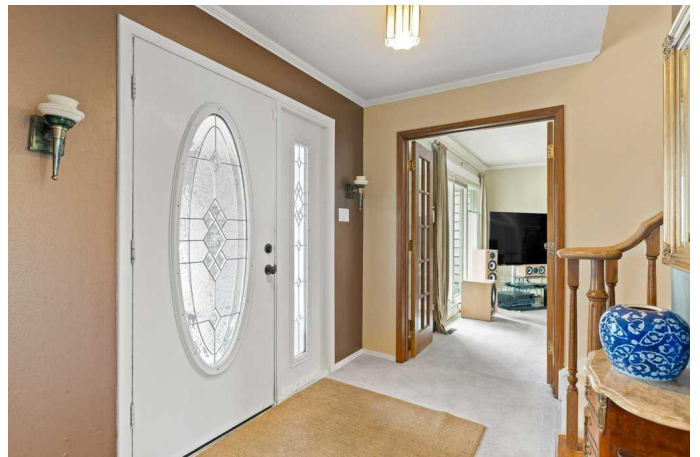
4 Bedroom, 4.00 Bathroom, 2,113 sqft

Residential on 0.13 Acres

Lake Bonavista, Calgary, Alberta

This stunning two-storey home in the heart of Lake Bonavista offers nearly 3,000 square feet of developed living space and the highly sought-after four-bedroom-up floor plan.

Whether you're an investor looking for a renovation project or a family ready to put in some work to create your forever home, this property is full of potential. The main floor features a large living area at the front of the home with beautiful hardwood floors and oversized windows that allow natural light to pour in. The hardwood continues through the formal dining area, which sits adjacent to the kitchen. The kitchen itself is spacious and functional, with a C-shaped layout, a sit-up peninsula and added pantry storage. Just beyond the kitchen, pocket doors open into a sunroom addition that's filled with south-facing light. This space includes a gas fireplace, Hunter Douglas blinds and sliding patio doors that lead to the backyard. On the opposite side of the main floor is a second family room that overlooks both the front and back yards, as well as a 2-piece bathroom, backyard access and an additional unfinished sunroom that could be repaired, renovated or removed depending on your vision. Upstairs, you'll find carpet in the hallway and hardwood flooring throughout all four bedrooms. The spacious primary bedroom includes a two-piece ensuite, and a shared four-piece bathroom completes the upper floor. The windows upstairs were replaced in 2018. The basement has been updated with vinyl



plank flooring, a newer window, a renovated three-piece bathroom and a large recreation space with a cozy wood-burning fireplace. Outside, the south-facing backyard offers a double detached heated garage and a large shed with insulation and electricity, as well as a newly redone back fence. Additional updates include a new furnace in 2024, hot water tank in 2022, washer and dryer in 2022 and roof replacement in 2008. Located in the desirable lake-access community of Lake Bonavista, this home is less than 2 blocks to Lake Bonavista itself, where residents enjoy year-round activities like swimming, skating, paddling and fishing. The area also offers easy access to top-rated schools, Fish Creek Park, Southcentre Mall, Lake Bonavista Promenade and an array of shops, cafes and restaurants. With close proximity to transit and major routes like Macleod Trail and Deerfoot Trail, it's easy to get around the city while enjoying all the benefits of this vibrant, family-focused neighborhood. Checkout the 3D Virtual Tour and book your showing today.

Built in 1971

Essential Information

MLS® #	A2213793
Price	\$849,900
Bedrooms	4
Bathrooms	4.00
Full Baths	2
Half Baths	2
Square Footage	2,113
Acres	0.13
Year Built	1971
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

## Community Information

Address	1011 Lake Bonavista Drive Se
Subdivision	Lake Bonavista
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2J 0N6

## Amenities

Amenities	Beach Access
Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

## Interior

Interior Features	Breakfast Bar, Built-in Features, Natural Woodwork, No Smoking Home, Storage
Appliances	Range Hood, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	High Efficiency, Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	3
Fireplaces	Gas, Wood Burning
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Lighting
Lot Description	Back Lane, Back Yard, Rectangular Lot
Roof	Asphalt Shingle
Construction	Brick, Wood Frame, Wood Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	May 1st, 2025
Days on Market	1
Zoning	R-CG
HOA Fees	368
HOA Fees Freq.	ANN

**Listing Details**

Listing Office                      CIR Realty

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