

# **\$675,000 - 1304 Lake Sylvan Drive Se, Calgary**

MLS® #A2270809

**\$675,000**

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

Bonavista Downs, Calgary, Alberta

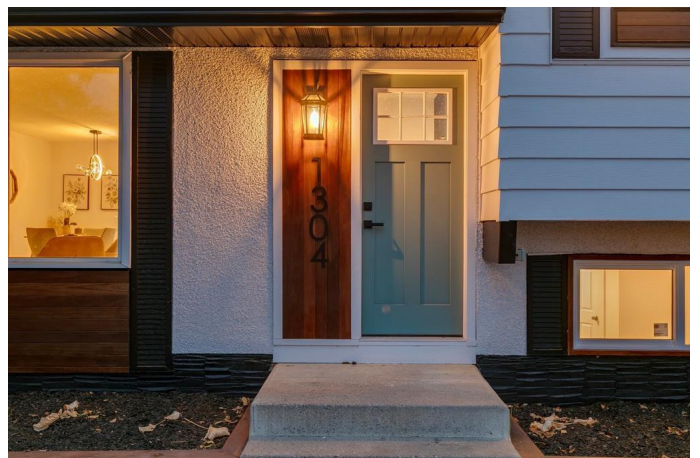
WELCOME TO THIS BEAUTIFULLY  
RENOVATED HOME IN BONAVIDA  
DOWNS

From the moment you step inside, youâ€™ll feel the inviting warmth and character that make this property stand out. Surrounded by MATURE TREES, QUIET CRESCENTS, and FRIENDLY NEIGHBOURS, Bonavista Downs remains one of CALGARYâ€™S BEST KEPT SECRETS â€” a place where pride of ownership shows on every street.

This FULLY UPDATED 3-BEDROOM, 1.5-BATHROOM HOME has been THOUGHTFULLY REDESIGNED to blend STYLE, FUNCTION, AND COMFORT. Step inside to find NEW FLOORING, a BRIGHT OPEN-CONCEPT MAIN FLOOR, and a CHEF-INSPIRED KITCHEN with a LARGE QUARTZ ISLAND, MODERN CABINETRY, and BRAND-NEW STAINLESS STEEL APPLIANCES â€” the perfect setup for both entertaining and everyday living.

The FULLY FINISHED LOWER LEVEL extends the living space with a SPACIOUS FAMILY ROOM, ideal for movie nights, playtime, or cozy evenings in. Major updates â€” including NEW WINDOWS, a NEW FURNACE, and ALL-NEW APPLIANCES â€” mean you can move in and enjoy your new home from day one.

Set on a DESIRABLE CORNER LOT, this property offers GREAT CURB APPEAL, a DOUBLE DETACHED GARAGE, and ADDITIONAL PARKING BEHIND for



convenience. A large backyard provides plenty of space for gatherings, gardening, and entertaining friends.

Located just minutes from TOP-RATED SCHOOLS, PARKS, PLAYGROUNDS, and OFF-LEASH TRAILS that connect to FISH CREEK PARK, this home brings together NATURE, COMMUNITY, AND MODERN LIVING in one beautiful package.

MOVE-IN READY. IMMEDIATE POSSESSION AVAILABLE.

BOOK YOUR SHOWING TODAY and experience why BONAVIDA DOWNS continues to be one of Calgary’s best-loved neighborhoods.

Built in 1972

**Essential Information**

|                |               |
|----------------|---------------|
| MLS® #         | A2270809      |
| Price          | \$675,000     |
| 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          | 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    | November 14th, 2025 |
| Days on Market | 2                   |
| Zoning         | R-CG                |

## Listing Details

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

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