

1752 Lake Bonavista Drive SE
Calgary, Alberta

MLS # A2202371



\$750,000

Division:	Lake Bonavista		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,356 sq.ft.	Age:	1972 (53 yrs old)
Beds:	5	Baths:	2 full / 1 half
Garage:	Double Garage Detached, Oversized		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Corner Lot		

Heating: High Efficiency, Forced Air, Natural Gas

Water: -

Floors: Hardwood, Linoleum

Sewer: -

Roof: Metal

Condo Fee: -

Basement: Finished, Full

LLD: -

Exterior: Cedar

Zoning: R-CG

Foundation: Poured Concrete

Utilities: -

Features: Bar, Central Vacuum, Wood Windows

Inclusions: Security Cameras (exterior)

Open House 12-2pm Saturday March 15th. Rare Oversized Bungalow Opportunity in Lake Bonavista! Opportunities like this don't come up often! This spacious 1,356 sqft bungalow sits on a fabulous corner lot in the heart of Lake Bonavista—just steps from Andrew Sibbald Elementary School and a short walk to the south lake entrance. A dream location for families! Lovingly cared for by the same owners for over 30 years, this home offers a versatile 4-bedroom layout on the main floor, providing endless potential to create your perfect family haven. Thoughtful mechanical upgrades include durable metal roof, high-efficiency furnace (2019), high-end Pella windows (2009), and hot water tank (2020). Main floor features beautiful hardwood flooring throughout the living areas. Spacious living room flows into the dining area, while the expansive kitchen offers plenty of room to bring your culinary dreams to life. The primary bedroom includes a rare walk-in closet + 2-piece ensuite, with the potential to transform the space into a luxurious retreat. Step downstairs, and you'll be transported back in time with a classic 1970s bar—a nostalgic feature that adds charm and character. Expansive basement offers two additional rooms (bedroom window does not meet current egress standards), 3-piece bathroom with a tiled shower + cedar closet. This is your chance to bring your vision to life in one of Calgary's most sought-after lake communities. Don't miss out on this fantastic opportunity—this is a great place to call home!