

1803 Lake Bonavista Drive SE Calgary, Alberta

MLS # A2241082



\$820,000

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|------------------|---|---------------|-------------------|
| Division: | Lake Bonavista | | |
| Type: | Residential/House | | |
| Style: | Bungalow | | |
| Size: | 1,286 sq.ft. | Age: | 1971 (54 yrs old) |
| Beds: | 6 | Baths: | 3 full / 1 half |
| Garage: | Double Garage Detached, Oversized | | |
| Lot Size: | 0.13 Acre | | |
| Lot Feat: | Back Lane, Many Trees, Rectangular Lot, See Remarks | | |

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|--------------------|------------------------|-------------------|------|
| Heating: | Forced Air | Water: | - |
| Floors: | Carpet, Hardwood, Tile | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Finished, Full | LLD: | - |
| Exterior: | Cedar, Wood Frame | Zoning: | R-CG |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | See Remarks | | |

Inclusions: N/A

OPEN HOUSE SUN JULY 20th 1:00PM-3:00PM Welcome to this well maintained Keith built bungalow in the prestigious community of Lake Bonavista. Located just a short walk from the lake entrance, schools, and shopping, this beautiful home offers over 2,400 sq. ft. of developed living space on a bright east-west exposed lot, backing onto a paved alley with an oversized double detached garage. With a front porch, a private rear patio, and direct access to an open green space next door, this home blends comfort, charm, and community in one of Calgary's most established lake-access neighbourhoods. Step inside to a warm and inviting main floor featuring hardwood floors and large bright windows. The heart of the home is a spacious living room with a classic brick wood-burning fireplace, which flows into the dining area and bright oak kitchen with bay window, new appliances, and plenty of cabinet space. The main floor includes 3 bedrooms, including a primary suite with its own 4-piece ensuite, plus a second full bathroom for family or guests. The fully developed basement adds incredible versatility with two additional bedrooms, a den/flex room, a 3 and 2-piece bathroom, a large recreation space with electric fireplace, and wet bar area—perfect for entertaining or multi-generational living. There is also a functional laundry area. Outdoors, the large sunny west-facing backyard offers space to relax and entertain with a private patio, lush green space, mature trees, and easy access to the south facing park. Additional highlights include a covered front porch, and strong curb appeal. Set in the heart of Lake Bonavista, with year-round lake access, top-rated schools, playgrounds, transit, and all amenities close by, this is your chance to own a well-cared-for home in one of Calgary's most sought-after neighbourhoods. Book your private showing today!