

# \$869,900 - 203 Lake Bonavista Drive Se, Calgary

MLS® #A2207379

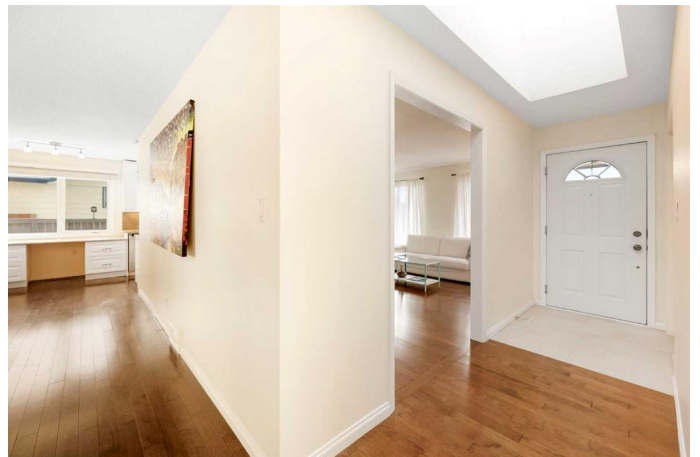
**\$869,900**

4 Bedroom, 3.00 Bathroom, 1,486 sqft

Residential on 0.16 Acres

Lake Bonavista, Calgary, Alberta

Welcome to this expansive 4 bedroom bungalow in the highly desirable Lake Community of Lake Bonavista. Step inside and be welcomed by a skylight that floods the foyer with natural light, creating a warm and inviting first impression. The rich-toned hardwood floors extends throughout the main living areas, with cozy carpeting in the bedrooms for added comfort. A formal living room, bathed in sunlight from its large windows, seamlessly flows into the dining area—perfect for hosting gatherings. The renovated kitchen boasts white cabinetry, quartz countertops, and sleek stainless steel appliances. Two generously sized windows above the sink provide a picturesque view while you cook, enhancing both the space and functionality. Adjacent to the kitchen is a cozy family room, complete with a gas fireplace, offering the perfect place to unwind with a book or enjoy a peaceful view of the backyard. The primary suite easily accommodates a king-sized bed and features an updated ensuite with a modernized shower and tub, as well as ample closet space. Two additional spacious bedrooms and a 4 piece bathroom, featuring a skylight that fills the space with natural brightness, complete the main floor. The lower level is both versatile and functional, featuring a permitted legal suite—ideal for generating rental income or extended family living. The large rec room benefits from an egress window, allowing plenty of natural light to pour in. This level also includes a large bedroom and a den, a full



bathroom, and a relaxing sauna. When summer arrives, youâ€™ll appreciate the central air conditioning, ensuring restful nights, as well as the sprawling backyardâ€™perfect for outdoor enjoyment. The yard is beautifully landscaped, a concrete patio, and an open lawn, providing plenty of space for kids to play. Additional the shingles, furnace, and a water heater have been updated over recent years. This home offers easy access to Fish Creek Park, the shops and restaurants at Avenida, and the communityâ€™s private lake. Residents can enjoy a wide range of activities year-round, including swimming, ice skating, outdoor hockey, paddleboarding, fishing, picnicking, tennis, and even an outdoor gym. Plus, the home is conveniently close to schools and public transit, making it a fantastic location for families and commuters alike. Homes like this in Lake Bonavista at this price point are a rare find so schedule your showing today, before it's too late!

Built in 1973

Essential Information

MLS® #	A2207379
Price	\$869,900
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,486
Acres	0.16
Year Built	1973
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	203 Lake Bonavista Drive Se
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Subdivision	Lake Bonavista
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2J 3M3

### **Amenities**

Amenities	Beach Access
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### **Interior**

Interior Features	Quartz Counters, Separate Entrance, Skylight(s), Storage, Vinyl Windows, Jetted Tub, Solar Tube(s), Track Lighting
Appliances	Dishwasher, Garburator, Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer Stacked, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full, Suite

### **Exterior**

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Corner Lot, Front Yard, Landscaped, Rectangular Lot, Street Lighting, Fruit Trees/Shrub(s), Gentle Sloping
Roof	Asphalt Shingle
Construction	Stucco, Vinyl Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	April 3rd, 2025
Days on Market	13
Zoning	R-CG
HOA Fees	368
HOA Fees Freq.	ANN

**Listing Details**

Listing Office                  Royal LePage Benchmark

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