

\$875,000 - 12024 10 Street Se, Calgary

MLS® #A2207595

\$875,000

4 Bedroom, 3.00 Bathroom, 1,876 sqft
Residential on 0.15 Acres

Lake Bonavista, Calgary, Alberta

Open house, Sunday April 6, 1-3pm

Welcome to Lake Bonavista & to 12024 10th street; an incredible location facing a green space. It's tough to find a home in this price category that directly fronts a green space. Truly one of Lake Bonavista's best streets with FULL LAKE PRIVILEGES. This is the type of location that is a testament to people who love this community & choose to live here for a long time! This 2 storey home offers one of Lake Bonavista's most coveted, 4 bedroom up floor plans which is ideal for families looking for more bedroom space, & presents you with incredible renovation potential. This floor plan features large principle rooms including a formal living/dining room, large kitchen & family room with fireplace. 4 upper level bedrooms gives you the flexibility to convert a bedroom into a luxurious primary ensuite and walk-in closet should you choose to renovate. Large backyard gives your children lots of space to run, & features an oversized 24 x 26 double garage. This lot, location & home offers you a once in a lifetime opportunity to check every box for your Lake Bonavista dream home. The upside potential here is tremendous. Establish your family here & enjoy this home in the current condition, update to your tastes or transform into your dream home - the choice is yours! Everything the Lake Bonavista has to offer is nearby - a short walk to Lake Bonavista Montessori & St. Boniface school. The shopping mall & lake entrance are also within



walking distance as well. Easy access to get in & out of the community to get you on your way. What an opportunity in Calgary's most desirable lake community, Lake Bonavista.

Built in 1969

Essential Information

| | |
|----------------|-------------|
| MLS® # | A2207595 |
| Price | \$875,000 |
| Bedrooms | 4 |
| Bathrooms | 3.00 |
| Full Baths | 1 |
| Half Baths | 2 |
| Square Footage | 1,876 |
| Acres | 0.15 |
| Year Built | 1969 |
| Type | Residential |
| Sub-Type | Detached |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|--------------------|
| Address | 12024 10 Street Se |
| Subdivision | Lake Bonavista |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T2J 2N9 |

Amenities

| | |
|----------------|-----------------------------------|
| Amenities | None |
| Parking Spaces | 2 |
| Parking | Double Garage Detached, Oversized |
| # of Garages | 2 |

Interior

| | |
|-------------------|--|
| Interior Features | Bar, Bookcases, Built-in Features, Laminate Counters |
|-------------------|--|

| | |
|-----------------|--|
| Appliances | Dishwasher, Dryer, Electric Stove, Microwave, Refrigerator, Washer, Window Coverings |
| Heating | Forced Air, Natural Gas |
| Cooling | None |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Brick Facing, Wood Burning |
| Has Basement | Yes |
| Basement | Finished, Full |

Exterior

| | |
|-------------------|---|
| Exterior Features | None |
| Lot Description | Back Lane, Landscaped, Rectangular Lot, Treed |
| Roof | Asphalt Shingle |
| Construction | Wood Frame, Wood Siding |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|-----------------|
| Date Listed | April 5th, 2025 |
| Days on Market | 2 |
| Zoning | R-CG |
| HOA Fees | 368 |
| HOA Fees Freq. | ANN |

Listing Details

| | |
|----------------|--------------|
| Listing Office | RE/MAX First |
|----------------|--------------|

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.