

# \$524,900 - 1204 Lake Sylvan Drive Se, Calgary

MLS® #A2262647

## \$524,900

4 Bedroom, 2.00 Bathroom, 1,124 sqft  
Residential on 0.15 Acres

Bonavista Downs, Calgary, Alberta

Searching for a home w/incredible upside potential? This is it! Spacious 4-level split w/over 1,500 sq ft of living space, 4 bedrooms & 1.5 bathrooms, sitting on an oversized lot is perfect for renovators, developers or first-time buyers that want to put in some sweet equity! Great bones w/large living area & huge South facing picture window offering plenty of natural light. Kitchen has great storage w/numerous cabinets & a window over the sink that looks into the massive backyard. Upper level has 2 well-sized bedrooms (both with hardwood floors) & a 4-pc bathroom. 3rd level offers 2 more bedrooms & a 2-pc bathroom. The 4th level is wide open and awaiting your ideas! it would make a great space for a rec room or gym! High efficient furnace was installed in 2016 so that's one less expense needed. Single attached garage w/front parking pad gives space for 2 cars. Home is in need of TLC to bring it back to life. Great location w/easy access to schools, shopping plus off leash dog park right across the street. Blank canvas with endless opportunities for those with a vision! Property is sold "as is".



Built in 1972

## Essential Information

MLS® #	A2262647
Price	\$524,900

Bedrooms	4
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,124
Acres	0.15
Year Built	1972
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Active

### **Community Information**

Address	1204 Lake Sylvan Drive Se
Subdivision	Bonavista Downs
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2J 3C8

### **Amenities**

Parking Spaces	2
Parking	Single Garage Attached
# of Garages	1

### **Interior**

Interior Features	Storage
Appliances	None
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Full

### **Exterior**

Exterior Features	None
Lot Description	Back Lane, Corner Lot
Roof	Asphalt Shingle
Construction	Wood Frame, Metal Siding
Foundation	Poured Concrete

## **Additional Information**

Date Listed            October 7th, 2025  
Days on Market       28  
Zoning                 R-CG

## **Listing Details**

Listing Office         RE/MAX Real Estate (Mountain View)

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.