

816 Lake Ontario Drive SE
Calgary, Alberta**MLS # A2250004****\$679,000**

Division:	Lake Bonavista		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,816 sq.ft.	Age:	1972 (53 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.16 Acre		
Lot Feat:	Back Lane, Back Yard, Lake		

Heating: Fireplace(s), Forced Air, Natural Gas, Wood**Floors:** Carpet, Linoleum**Roof:** Asphalt**Basement:** Full, Unfinished**Exterior:** Brick, Concrete, Wood Frame, Wood Siding**Foundation:** Poured Concrete**Features:** Bookcases**Water:** -**Sewer:** -**Condo Fee:** -**LLD:** -**Zoning:** R-CG**Utilities:** -**Inclusions:** n/a

ensuite has a shower and basement is not developed. Attention Investors & Home Renovators: Prime Fixer-Upper Opportunity in Lake Bonavista! Calling all savvy investors and home renovators! This 4-bedroom, 2 $\frac{1}{2}$ -bath family home in the highly sought-after Lake Bonavista community is your chance to transform a diamond-in-the-rough into a stunning masterpiece. Ready for your creative vision and some TLC, this property offers incredible potential to add significant value in a prime location. Step into the spacious front living area, where large south-facing windows flood the space with natural light, creating a warm and inviting atmosphere. This open area flows seamlessly into a formal dining room, perfect for future gatherings. The heart of the home features a functional kitchen that transitions to a cozy informal eating nook and a sunken family room, complete with a wood-burning fireplace for relaxing evenings. Sliding glass patio doors lead to a generous backyard, offering endless possibilities for outdoor enhancements or play. The main level also includes a versatile bedroom, ideal for a home office or guest room, plus a convenient laundry area and a warunkówUpstairs, you’ll find three additional bedrooms, including a primary suite with an ensuite shower, plus a main bathroom, all primed for your personal updates. The undeveloped basement provides a blank canvas with ample storage, ready for you to customize and boost this home’s value. The standout feature of this property is the oversized, fully finished double detached garage—heated, meticulously crafted, and finished to a higher standard than many homes, making it ideal for a workshop, studio, or additional living space. Located just steps from parks, top-rated schools, and vibrant shopping, this Lake Bonavista gem is perfectly positioned for a

rewarding renovation in a premier community. Don't miss this rare opportunity to turn this fixer-upper into your dream home or a lucrative investment! Schedule a viewing today and seize the potential in Lake Bonavista!