

1452 Lake Sylvan Drive SE
Calgary, Alberta**MLS # A2265205****\$640,000**

Division:	Bonavista Downs		
Type:	Residential/House		
Style:	Bi-Level		
Size:	936 sq.ft.	Age:	1972 (53 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Detached, Heated Garage, RV Access/Parking		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Front Yard, Lawn, Level, Rectangular Lot		

Heating:	Forced Air, Natural Gas
Floors:	Laminate, Linoleum, Tile
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Metal Siding , Wood Frame
Foundation:	Poured Concrete
Features:	Separate Entrance, Vinyl Windows

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-CG
Utilities:	-

Inclusions: Refrigerator x 2, electric stove x 2, dishwasher x 2, hoodfan on main floor, OTR microwave/hoodfan combo in basement, washer, dryer, garage door opener and control, storage shed, gas heater in garage

Step into homeownership with confidence - backed by the financial boost and peace of mind that a mortgage helper provides. Welcome to this solid, updated detached home tucked into the quiet, mature neighbourhood of Bonavista Downs where the streets are lined with trees and the parks are just steps away. This is the kind of location that gives you room to breathe — right across from a greenspace, close to playgrounds, schools, shopping, disc golf, rinks, and sport courts. Whether it's an evening walk, a weekend game, or a coffee run, everything you need is within reach. Inside, the home offers a smart, functional layout that just makes sense. The main floor greets you with an open and inviting living space anchored by a wood-burning fireplace and huge front windows that flood the room with natural light. Pot lighting adds warmth and dimension, while a built-in bookcase gives the space a touch of character. The kitchen features stainless steel appliances, ready for family meals or entertaining friends, and the deck off the entrance provides convenient access to your BBQ and an ideal space to enjoy the outdoors. With 2 bedrooms and a full bath upstairs, you'll find plenty of comfort and convenience — but the real bonus comes below. The legal basement suite is a game changer for first-time and move-up buyers — perfect for helping cover the mortgage or providing space for family. Thoughtfully updated with a newer kitchen and a comfortable living area, it feels like a true home, not a basement. Both suites share a separate laundry room, keeping things organized and efficient. Outside, the property continues to impress with established landscaping, gated 9' x 24' RV parking pad, and an oversized double detached garage with a gas heater — an excellent workspace for hobbyists or a warm spot for your

vehicles year-round. And the updates? They're already done for you: newer shingles on both the house and garage, newer furnace and hot water tank and newer triple-pane windows for better efficiency and peace of mind. A detached home in a mature community, with modern updates, a legal suite, and space to grow into. Perfect for buyers who want independence, income potential, and a place they'll be proud to call home. Book your private showing today!