

\$848,900 - 203 Lake Bonavista Drive Se, Calgary

MLS® #A2217246

\$848,900

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 areaâ€”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 fully PERMITTED LEGAL SUITE â€”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® #	A2217246
Price	\$848,900
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	Jetted Tub, Quartz Counters, Separate Entrance, Skylight(s), Solar Tube(s), Storage, Track Lighting, Vinyl Windows
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, Fruit Trees/Shrub(s), Landscaped, Rectangular Lot, Street Lighting, Gentle Sloping
Roof	Asphalt Shingle
Construction	Stucco, Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	May 2nd, 2025
Days on Market	5
Zoning	R-CG
HOA Fees	407
HOA Fees Freq.	ANN

Listing Details

Listing Office Royal LePage Benchmark

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