

\$789,000 - 1275 Lake Sundance Crescent Se, Calgary

MLS® #A2210528

\$789,000

4 Bedroom, 3.00 Bathroom, 1,519 sqft

Residential on 0.13 Acres

Lake Bonavista, Calgary, Alberta

Welcome to this beautifully maintained 1,519 sqft bungalow, located in the highly sought-after community of Lake Bonavista. Nestled on a quiet crescent, this home is being offered for sale for the first time by its original owners. The property features impeccable landscaping front and back. If desired there is plenty of space in the back yard to add a double garage that would be easily accessible from the paved back lane. The new owner of this property will have year round access to the lake and recreational park.

The thoughtful layout flows effortlessly from the inviting living room to the dining area and rear family room, which boasts a cozy gas fireplace.. The kitchen overlooks the main living area and seamlessly connects to both the dining and living roomsâ€”ideal for entertaining. The main floor offers three spacious bedrooms, including a large primary bedroom complete with a 3-piece ensuite with a convenient walk in shower. There is also a 4-piece bathroom for added convenience. The basement includes a fourth bedroom with egress window, 3-piece bathroom with walk-in shower, ample storage space, and spacious laundry room.

Recent upgrades include newer carpet on the main floor with original oak hardwood flooring underneath, a 10-year-old roof, an upgraded furnace with air conditioning, and a newer hot water tank. The home is steps away from schools, churches, parks, golf courses, ice rinks, dog walking area, public transit, and the



lake. This home offers the perfect blend of modern comfort and an unbeatable location with quick access to Deerfoot Trail, ILake Bonavista mall (Safeway, Shoppers Drug Mart, TD bank) Trico Leisure Centre Southcentre, the Fish Creek Library and Fish Creek Park. Appliances included are in as is condition. Donâ€™t miss out on this move-in-ready gem!

Built in 1971

Essential Information

MLS® #	A2210528
Price	\$789,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,519
Acres	0.13
Year Built	1971
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	1275 Lake Sundance Crescent Se
Subdivision	Lake Bonavista
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2J 2S7

Amenities

Amenities	Beach Access
Parking	Off Street

Interior

Interior Features	Breakfast Bar, No Animal Home, No Smoking Home
-------------------	--

Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Range, Freezer, Microwave Hood Fan, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	BBQ gas line, Private Yard
Lot Description	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Many Trees, Private, Rectangular Lot
Roof	Asphalt Shingle
Construction	Brick, Concrete, Metal Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	April 10th, 2025
Days on Market	12
Zoning	R-CG
HOA Fees	368
HOA Fees Freq.	ANN

Listing Details

Listing Office	RE/MAX Complete Realty
----------------	------------------------

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.