

# \$850,000 - 1167 Lake Bonavista Drive Se, Calgary

MLS® #A2211032

**\$850,000**

4 Bedroom, 3.00 Bathroom, 1,711 sqft  
Residential on 0.12 Acres

Lake Bonavista, Calgary, Alberta

OPEN HOUSE SATURDAY, APRIL 12 FROM 1PM-4PM. Discover this inviting 2-storey detached home in Calgary's prestigious original lake community, complete with full lake access for endless summer enjoyment. Spanning 1,710 sqft, this residence offers a smart layout with 3 bedrooms upstairs, including a primary with a 3-piece ensuite, plus a full 4-piece bathroom. The main floor features a versatile bedroom that doubles as an office, paired with a convenient 2-piece bath.

Beautiful hardwood flows throughout, complemented by ceramic tile in the bathrooms and laundry room. A cozy gas fireplace in the family room sets the tone for warm gatherings, while the updated kitchen shines with modern finishes. Recessed lighting and Hunter Douglas motorized blinds in the primary bedroom, office, and living room add a touch of elegance. Many windows are new vinyl, enhancing efficiency and style.

Outside, the home boasts Gemstone lights, a paved back lane, and a massive insulated oversized garage—perfect for a handyman or extra storage. Rain barrels integrated into the eavestroughs provide an eco-friendly touch. Recent upgrades include two high-efficiency furnaces (2022), thoughtfully repositioned to allow for an open-concept basement design, which remains unfinished and ready for your vision. A new hot water tank (2022), water softener, and A/C ensure year-round comfort. Vibrant perennial beds grace the front and



back yards, adding charm and low-maintenance appeal.

Located in an exclusive community with lake privileges, this well-maintained home blends practicality with modern updates at a competitive price. Schedule your viewing today!

Built in 1971

### Essential Information

MLS® #	A2211032
Price	\$850,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,711
Acres	0.12
Year Built	1971
Type	Residential
Sub-Type	Detached
Style	2 Storey Split
Status	Active

### Community Information

Address	1167 Lake Bonavista Drive Se
Subdivision	Lake Bonavista
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2J 0N9

### Amenities

Amenities	Beach Access, Boating
Parking Spaces	2
Parking	Double Garage Detached, Insulated, Oversized
# of Garages	2

### Interior

Interior Features	Low Flow Plumbing Fixtures, No Smoking Home, Pantry, Recessed Lighting, Vinyl Windows
Appliances	Central Air Conditioner, Dishwasher, Electric Stove, Garage Control(s), Garburator, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Unfinished

## Exterior

Exterior Features	Rain Barrel/Cistern(s), Rain Gutters
Lot Description	Back Lane, Back Yard, Few Trees, Landscaped, Lawn, Level, Reverse Pie Shaped Lot, Street Lighting
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	April 11th, 2025
Days on Market	3
Zoning	R-CG
HOA Fees	368
HOA Fees Freq.	ANN

## Listing Details

Listing Office	CIR Realty
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