



1288 Lake Sylvan Drive SE
Calgary, Alberta

MLS # A2320195

\$599,000



Division:	Bonavista Downs		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,040 sq.ft.	Age:	1972 (54 yrs old)
Beds:	3	Baths:	2
Garage:	220 Volt Wiring, Additional Parking, Heated Garage, Single Garage Detached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Low Maintenance Landscape		

Heating:	Forced Air, None	Water:	-
Floors:	Hardwood	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home, Open Floorplan, Storage		

Inclusions: none

Opportunity knocks with this charming single-family home featuring a heated garage w/ 220-volt service, a spacious yard, and plenty of potential to make it your own. This property offers a wonderful blend of character and functionality. Inside, you'll find original hardwood flooring, a bright bay window in the living room, fresh paint, and an open-concept feel with the wall between the kitchen and living area opened up to create a more inviting space. The galley-style kitchen retains its original charm while offering a functional layout. The main level features a full bathroom and 3 bedrooms, while the partially finished basement provides additional living space, another full bathroom, a bedroom and an office, as well as the flexibility for future development. A separate entrance creates excellent potential for extended family living or future suite possibilities (subject to municipal approval). Important updates include all new windows. The large backyard offers plenty of room to enjoy, garden, or entertain. This home offers an excellent opportunity to add value through future improvements. Ideal for first-time buyers, investors, or anyone looking for an affordable property with great potential.