



\$ 449,900.00

1452 LAKE SYLVAN DRIVE SE CALGARY

<https://paulbrinton.com>

This SUPER CUTE 2+2 bed BILEVEL has had a NUMBER of UPDATES + is ready for your Finishing Touches! Over 1819 sq ft of DEVELOPED Living Space features BRAND NEW Roof, NEW Triple-Pane Windows, Mortgage Helper ILLEGAL SUITE, + MORE to SEE! Curb Appeal includes ESTABLISHED landscaping, Welcoming Entrance w/CLEAN...

- 4 beds
- 2 baths
- Detached
- Residential
- Active

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BASIC FACTS

Style: Bi-Level

MLS ® #: A1164054

Type: Detached

Bedrooms: 4

Status: Active

Area: 0.00 sq ft

County Or Parish: Calgary

CONDO TYPE: Not a Condo

PROPERTY FEATURES

Garage YN: Yes

Fireplace: 2

Fireplace Features: Family Room, Living Room, Mantle, Raised Hearth, Wood Burning

Exterior Features: Garden, Lighting, Private Yard, Rain Gutters

District: CAL Zone S

Post Updated: 2021-11-26 22:58:10

Bathrooms: 2

Bedrooms Above Grade: 2

Date added: 11/26/21

Lot size: 4994 sq ft

Year built: 1972

Parking: Additional Parking, Alley Access, Double Garage Detached, Enclosed, Garage Door Opener, Garage Faces Rear, Gravel Driveway, Heated Garage, Outside, RV Access/Parking

Total Parking: 4

Flooring: Laminate, Linoleum, Tile

Community Features:

Clubhouse, Park, Schools

Nearby, Playground, Sidewalks, Street

Lights, Tennis Court(s), Shopping Nearby

Fencing: Fenced

Cooling: None



Inclusions: Alarm system w/contract,
Storage shed

Lot Features: Back Lane,Back Yard,City
Lot,Front Yard,Lawn,Garden,Low Maintenance
Landscape,Interior Lot,Level,Standard
Shaped Lot,Rectangular Lot,Treed,Views

Heating Type: Central,Forced Air,Natural
Gas

Interior Features: Bookcases,Built-in
Features,Laminate Counters,No Smoking
Home,Recessed Lighting,Separate
Entrance,Vinyl Windows

Roof Type: Asphalt Shingle

PROPERTY INFORMATION

Basement: Finished, Full, Separate/Exterior
Entry, Suite

Laundry features: In Basement

Transaction Type: For Sale

Title Land: Fee Simple

Rooms Above Grade: 6

Suite: Suite - Illegal

Frontage Metres: 15.23M 50`0"

Living Area SF: 971.60

Structure Type: House

Restrictions: None Known

Levels: Bi-Level

Zoning: R-C1

List Price Square Foot: \$ 463.05

Photo Count: 50

Construction Materials: Vinyl Siding,Wood
Frame

Foundation: Poured Concrete

Appliances: Dishwasher,Electric
Stove,Garage Control(s),Microwave Hood
Fan,Range Hood,Refrigerator,Washer/Dryer

Subdivision Name: Bonavista Downs

Lot Size Acres: 0.11

