

\$679,900 - 146 Lake Sylvan Close Se, Calgary

MLS® #A2257542

\$679,900

4 Bedroom, 2.00 Bathroom, 1,049 sqft

Residential on 0.12 Acres

Bonavista Downs, Calgary, Alberta

OPEN HOUSE SEPTEMBER 20TH 11:00 AM-2:00 PM/ SEPTEMBER 21ST 12:00PM-2:00PM BONAVIDA DOWNS HAS A WAY OF CATCHING YOU OFF GUARD.

Tucked among OLD-GROWTH TREES and QUIET CRESCENTS, it feels like a neighbourhood that time decided to keep “ where kids ride bikes until the streetlights flicker on, and neighbours wave across lawns shaded by mature trees that have been here longer than most of us.

At 146 Lake Sylvan Close, this home lives up to its setting. Morning light spills through the master bedroom to start your day “ with fresh finishing and updates throughout, you will want to start you day a little earlier to enjoy the comforts of this property. The living room welcomes friends and family in with the gorgeous shiplap and FULL-HEIGHT FIREPLACE WALL that makes the whole space feel calm and gathered. In the kitchen, GRANITE COUNTERS run long, a CENTRAL ISLAND waits with wine cubbies and BREAKFAST BAR SEATING, and windows on two sides keep the space sunlit and plant-happy. Every finish feels fresh, every corner intentional “ the kind of home where daily routines run smoother without you even noticing.

Downstairs, the rhythm continues. Another fireplace wall glows in the sleek and updated BASEMENT FAMILY ROOM, a FLEX ROOM adapts to the season of life you™re in, and a generous FOURTH BEDROOM makes



space for teenagers, guests, or late-night Netflix marathons. Even laundry gets an upgrade â€” a roomy space with SINK AND STORAGE that makes the chore feel less like work.

The lot completes the picture. Out back, a COVERED PATIO makes rainy evenings feel cozy, the yard leaves room for kids and pets to claim, and the DETACHED DOUBLE GARAGE keeps the practical side in check. Out front, a WIDE FRONT WALKWAY doubles as a bonus patio space â€” just add a cafÃ© set and youâ€™ve got one of the crescentâ€™s best people-watching spots. And with a NEW ROOF IN 2024, the heavy lifting is done.

This home is not only walking distance to great schools â€” the community offers so much more for animal lovers and outdoor enthusiasts. An amazing off leash dog park is only minutes away - step past the fence line and youâ€™ll see why locals guard this secret so closely.

Bonavista Downs blends QUIET STREETS, PARKS, SPORTS FIELDS, and OFF-LEASH TRAILS that link straight into Fish Creek Park. Southcentre Mall and everyday shopping are minutes away, while Deerfoot, Macleod, and Anderson Road keep the city close. Yet somehow, life here still feels unhurried, like a community that knows how to breathe.

Move-in ready, immediate possession, and waiting for someone who will love it as fiercely as itâ€™s been cared for. Book your showing today!

Built in 1972

Essential Information

MLS® #	A2257542
Price	\$679,900
Bedrooms	4

Bathrooms	2.00
Full Baths	2
Square Footage	1,049
Acres	0.12
Year Built	1972
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	146 Lake Sylvan Close Se
Subdivision	Bonavista Downs
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2J 3E6

Amenities

Parking Spaces	2
Parking	Alley Access, Double Garage Detached, Garage Door Opener, Garage Faces Rear, Plug-In
# of Garages	2

Interior

Interior Features	Breakfast Bar, Built-in Features, Closet Organizers, Granite Counters, Kitchen Island, No Smoking Home, Pantry, Recessed Lighting, Separate Entrance
Appliances	Dishwasher, Dryer, Electric Range, Freezer, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Humidity Control, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Basement, Electric, Living Room
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Awning(s), Private Entrance, Private Yard
Lot Description	Back Lane, Back Yard, Front Yard, Interior Lot, Landscaped, Lawn
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 19th, 2025
Days on Market	4
Zoning	R-CG

Listing Details

Listing Office	CIR 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.