

# \$1,325,000 - 214 Lake Erie Place Se, Calgary

MLS® #A2187853

**\$1,325,000**

4 Bedroom, 3.00 Bathroom, 1,441 sqft

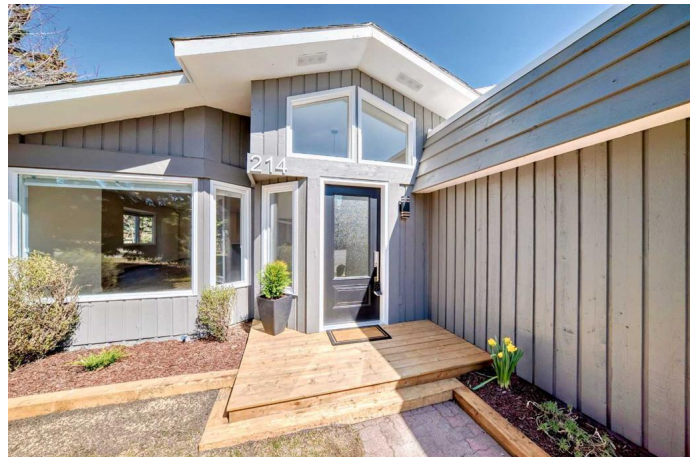
Residential on 0.20 Acres

Lake Bonavista, Calgary, Alberta

RENOVATED & REFRESHED 4 Level split in LAKE BONAVISTA--tucked into the back end of a QUIET CUL-DE-SAC, with a huge 800m<sup>2</sup> PIE SHAPED TREED LOT! This location is guarded by a tot-park at the block entrance and is walking distance to schools (Sam Livingston & Nickel) and the NORTH ENTRANCE TO THE LAKE!

PROFESSIONALLY RENOVATED - The entire main floor has been OPENED UP and a NEW ISLAND KITCHEN, CABINETRY & stainless APPLIANCES INSTALLED (Executive Millwork). The primary BEDROOM now has a NEW coveted 3pc ENSUITE. All new flooring (Devine Luxury Vinyl+tile), fresh paint inside and out, NEW GRANITE COUNTERS, all new bathrooms, new lighting, new 100 amp panel (Bertram Electric --yes, its pigtailed to code), NEW WINDOW COVERINGS, NEW front and back decks, NEW doors throughout (inside and out) and all new casing and baseboards. Just over 2400 ft<sup>2</sup> of living space, 4 Bdrms (3+1) + den, double attached garage (23'5"x20'4"), 2 full baths, 1 half bath, completely opened up living area, lower Family Room and Games Room. The generous lot size means new buyers can build an extra garage in the back, have a full size garden or maybe build a future laneway home? Come by the OPEN HOUSE THIS SATURDAY (April 26th)2-4PM or SUNDAY (April 27th) 3-5PM - floorplans in supplements.

Built in 1971



## Essential Information

MLS® #	A2187853
Price	\$1,325,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,441
Acres	0.20
Year Built	1971
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Active

## Community Information

Address	214 Lake Erie Place Se
Subdivision	Lake Bonavista
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2J 2L5

## Amenities

Amenities	Beach Access, Park, Parking, Picnic Area, Playground, Racquet Courts, Recreation Facilities, Boating, Clubhouse
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

## Interior

Interior Features	Bookcases, Built-in Features, No Animal Home, No Smoking Home
Appliances	Dishwasher, Dryer, Range Hood, Refrigerator, Stove(s), Washer, Window Coverings
Heating	Fireplace(s), Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Gas, Brick Facing

Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Playground
Lot Description	Back Lane, Back Yard, Cul-De-Sac, Garden, Landscaped, Lawn, Level, Street Lighting, Pie Shaped Lot
Roof	Asphalt Shingle
Construction	Wood Frame, Wood Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	April 26th, 2025
Days on Market	2
Zoning	R-CG
HOA Fees	410
HOA Fees Freq.	ANN

## Listing Details

Listing Office	RE/MAX House of Real Estate
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