

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

MLS® #A2187853

**\$1,325,000**

4 Bedroom, 3.00 Bathroom, 1,441 sqft

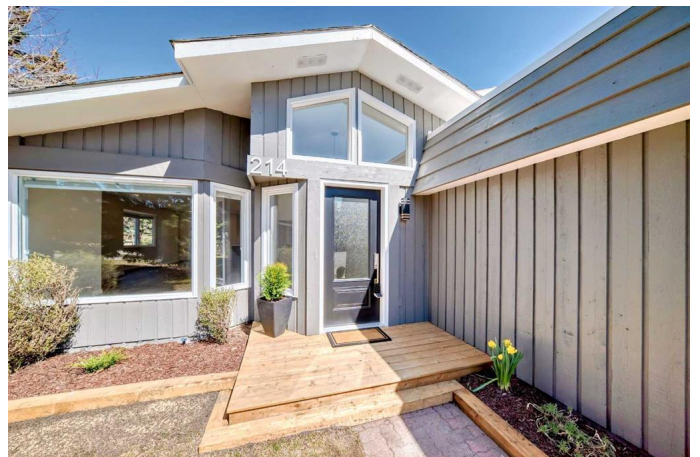
Residential on 0.20 Acres

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 SAT/SUN (MAY 3/4TH) 2-4PM. 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, Boating, Clubhouse, Park, Parking, Picnic Area, Playground, Racquet Courts, Recreation Facilities
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	Brick Facing, Family Room, Gas

Has Basement	Yes
Basement	Finished, Full

## Exterior

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

## Additional Information

Date Listed	April 26th, 2025
Days on Market	16
Zoning	R-CG
HOA Fees	410
HOA Fees Freq.	ANN

## Listing Details

Listing Office	RE/MAX House of Real Estate
----------------	-----------------------------

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.