

# \$925,000 - 940 Lake Arrow Way Se, Calgary

MLS® #A2213627

**\$925,000**

4 Bedroom, 3.00 Bathroom, 1,622 sqft

Residential on 0.11 Acres

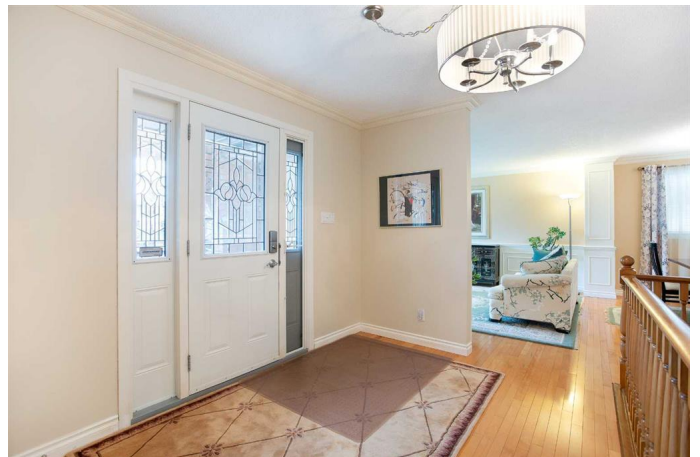
Lake Bonavista, Calgary, Alberta

Here's one in Lake Bonavista that checks a lot of boxes. This well-kept bungalow sits on a quiet street in one of Calgary's most established lake communities. With over 1600 square feet on the main floor, there's plenty of space for family life and room to grow.

Upstairs, you'll find three bedrooms, including a primary with a 4-piece ensuite, and another full 4 piece main bathroom. The hardwood floors run throughout the main level, with cork running through the open concept eat-in kitchen and family room. There is beautiful crown molding throughout the main living areas, giving the home a feel of elegance. You'll also appreciate the convenience of main floor laundry. The layout is practical, and the two gas fireplaces—one on each level—add a nice touch on colder days.

The basement has a separate entrance and is partially finished with a fourth bedroom (with an egress window), another 4 piece bathroom, and its own laundry hook-up. There's also a separate electrical sub panel, which is a great setup if you're planning to finish the rest of the space or want flexibility for future use.

Outside, the yard is private and fully landscaped, with a double detached garage. The front of the home is well presented and has a tidy, welcoming feel.



Major updates have been taken care ofâ€”roof, hot water tank, furnace heat exchanger, and humidifier all replaced in 2023. New carpet was recently installed upstairs in all the bedrooms. And location-wise, you're blocks away from city transit, schools, shopping, and all the benefits that come with a lake community.

Itâ€™s the kind of place you can move into without needing to do muchâ€”and just enjoy the space and the neighbourhood.

Built in 1972

**Essential Information**

MLS® #	A2213627
Price	\$925,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,622
Acres	0.11
Year Built	1972
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

**Community Information**

Address	940 Lake Arrow Way Se
Subdivision	Lake Bonavista
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2J3C3

**Amenities**

Amenities	None
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Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

### Interior

Interior Features	See Remarks
Appliances	Dishwasher, Electric Range, Garage Control(s), Microwave, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas
Has Basement	Yes
Basement	Exterior Entry, Full, Partially Finished

### Exterior

Exterior Features	BBQ gas line, Private Yard
Lot Description	Back Lane, Back Yard, Front Yard, Landscaped
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	May 2nd, 2025
Days on Market	7
Zoning	R-CG
HOA Fees	385
HOA Fees Freq.	ANN

### Listing Details

Listing Office	MaxWell Canyon Creek
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