

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

MLS® #A2187853

**\$1,325,000**

4 Bedroom, 3.00 Bathroom, 1,441 sqft

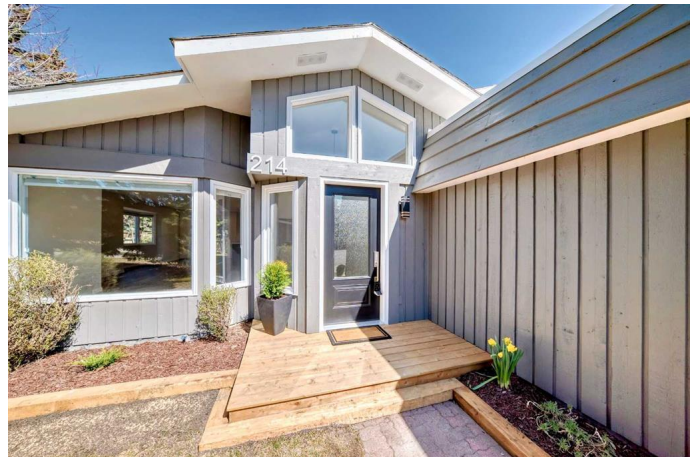
Residential on 0.20 Acres

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      | Park, Parking, Picnic Area, Playground, Beach Access, Boating, Clubhouse, 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        | 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, 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 | 1                |
| Zoning         | R-CG             |
| HOA Fees       | 410              |
| HOA Fees Freq. | ANN              |

## Listing Details

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

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