

# \$799,900 - 207 Lake Adams Crescent Se, Calgary

MLS® #A2234004

**\$799,900**

4 Bedroom, 4.00 Bathroom, 1,880 sqft

Residential on 0.15 Acres

Lake Bonavista, Calgary, Alberta

Bring your vision to life with this charming two-story home full of potential! This lovely corner property on a quiet street backing onto Sam Livingston Park offers a fantastic opportunity for those looking to build their dream home or make a smart investment. The spacious floor plan provides plenty of room for your creativity and personalization. Many major upgrades are already completed, so you can focus on making it your own and creating something truly special! Windows: Triple-pane energy-efficient windows and a patio door installed in November 2018. Furnace: Installed in July 2019. Roof: Replaced in November 2019. Air Conditioning: Installed in 2023. The kitchen features maple cabinetry, a convenient island and newer appliances. Upstairs, youâ€™ll find three generous bedrooms, including the primary with a walk-in closet and a 4-piece ensuite. This home boasts a spacious main floor layout with the living room, dining room, and family room providing plenty of space to suit your design needs. The main floor also includes an additional bedroom, perfect for an office or playroom. The basement exudes nostalgic charm with a built-in bar, a walk-in cedar closet, and plenty of space to make it your own. And there's more! This location is superb! Lake Bonavista is THE premier private lake community in the city, offering full lake privileges. Enjoy summer swimming, beaches, boating, fishing, BBQ areas, tennis, or winter skating and a toboggan hillâ€”all just steps from your door!



This 2-story home is more than just a property; itâ€™s a canvas for your vision! A truly rare find for those eager to breathe new life into this remarkable residence!

Built in 1973

**Essential Information**

MLS® #	A2234004
Price	\$799,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,880
Acres	0.15
Year Built	1973
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	207 Lake Adams Crescent Se
Subdivision	Lake Bonavista
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2J 3N2

**Amenities**

Amenities	Boating, Clubhouse
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

**Interior**

Interior Features	Bar, Bookcases, Closet Organizers, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home
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Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Freezer, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer
Heating	Central
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Wood Burning
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Backs on to Park/Green Space, Corner Lot, Landscaped, No Neighbours Behind, Rectangular Lot
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	June 24th, 2025
Days on Market	3
Zoning	R-CG
HOA Fees	410
HOA Fees Freq.	ANN

## Listing Details

Listing Office	RE/MAX First
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