

# **\$699,000 - 928 Lake Twintree Crescent Se, Calgary**

MLS® #A2220600

**\$699,000**

5 Bedroom, 3.00 Bathroom, 1,250 sqft  
Residential on 0.13 Acres

Lake Bonavista, Calgary, Alberta

\*\*\*\*ATTENTION INVESTORS + RENOVATORS\*\*\*\* WE ARE HAVING a sale in LAKE BONAVIDA for a 4 LEVEL SPLIT that has 2,143.93 Sq Ft of DEVELOPED Space, on a 5704 Sq Ft LOT located on QUIET STREET, featuring 5 Bedrooms, 1 full Bathroom, 2 half Baths, + a 25'3" X 23'3" DETACHED GARAGE! OPPORTUNITY KNOCKS to obtain a BLANK CANVAS for your CREATIVE RENOVATION or INVESTMENT PROPERTY, + this GREAT FAMILY LOCATION with SIX SCHOOLS. So much is within WALKING DISTANCE to all amenities, including a VARIETY of SHOPPING + RESTAURANTS! With some work or materials, this HOME can be tastefully upgraded + rented out to CREATE instant CASH FLOW or a GREAT property. This ONE is a NO BRAINER for those looking for an OPPORTUNITY to get into the MARKET at a REASONABLE PRICE in such a SOUGHT-AFTER COMMUNITY, this is SURE to be a VERY SAFE INVESTMENT. Did I MENTION this is a GREAT DEAL?! DON'T DELAY, types of properties don't last, especially AT THIS PRICE, for VERY LONG. This virtually staged HOME needs some LOVE, TIME, + ATTENTION to fix it up to its original CHARM. There are LARGE windows in the MAIN Living areas allowing in NATURAL light throughout. A DEVELOPED BASEMENT to make it your OWN! It has a LARGE, PRIVATE SOUTH-EAST QUIET backyard w/AMPLE room for a GARDEN. This property



has lots of POTENTIAL + would be IDEAL for a FAMILY in a PRIME COMMUNITY. Tons of VALUE in this HOME, although will require some sweat equity from the RIGHT BUYER! Plenty of MATURE TREES + HEDGES to NURTURE. Upgrade is rectifying the aluminum to copper pigtails (\$6K), and removed the 2 sub panels. All to code. Close to all amenities + as a resident of Lake Bonavista, youâ€™ll also have YEAR-ROUND access to the LAKE, ideal for Swimming, Kayaking, Skating, or simply RELAXING at 1 of the 2 BEACHES. Practice your TENNIS skills, or learn PICKLEBALL at the PRIVATE community Tennis Court. This WELL-ESTABLISHED community also boasts SIX excellent schools, an Arena for YEAR-ROUND Hockey Practice, Great Parks, Pathways + EASY access to shopping at Southcentre Mall. Major road access is Acadia Drive, Bonavista Drive, Bow Trail + Transit. This is a MUST-see! It's PRICED to SELL, BOOK your showing NOW!

Built in 1971

### Essential Information

MLS® #	A2220600
Price	\$699,000
Bedrooms	5
Bathrooms	3.00
Full Baths	1
Half Baths	2
Square Footage	1,250
Acres	0.13
Year Built	1971
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Active

### Community Information

Address	928 Lake Twintree Crescent Se
Subdivision	Lake Bonavista
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2J 2W3

### **Amenities**

Amenities	Beach Access, Clubhouse, Park, Picnic Area, Racquet Courts
Utilities	Cable Connected, Electricity Connected, Garbage Collection, Natural Gas Connected, Phone Connected, Sewer Connected, Water Connected
Parking Spaces	3
Parking	Alley Access, Double Garage Detached, Garage Faces Rear, Oversized
# of Garages	2

### **Interior**

Interior Features	Built-in Features, Central Vacuum, Chandelier, Crown Molding, French Door, Kitchen Island, No Animal Home, No Smoking Home, Vinyl Windows
Appliances	Dishwasher, Dryer, Electric Oven, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Decorative, Family Room, Gas, Wood Burning, Brick Facing
Has Basement	Yes
Basement	Finished, Full, Crawl Space

### **Exterior**

Exterior Features	Garden, Private Entrance, Private Yard, Rain Gutters
Lot Description	Back Lane, Back Yard, Backs on to Park/Green Space, City Lot, Front Yard, Fruit Trees/Shrub(s), Lawn, Low Maintenance Landscape, Paved, Private, Street Lighting
Roof	Asphalt Shingle
Construction	Stucco
Foundation	Poured Concrete

### **Additional Information**

Date Listed	May 16th, 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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