

# \$850,000 - 916 Lake Arrow Way Se, Calgary

MLS® #A2200397

**\$850,000**

4 Bedroom, 3.00 Bathroom, 1,823 sqft

Residential on 0.12 Acres

Lake Bonavista, Calgary, Alberta

\*Open house, Thursday March 13, 4:00-6:00pm, Saturday March 15, 12:00pm-2:00pm\* Welcome to 916 Lake Arrow Way - an incredible location within walking distance to the lake, schools & Fish Creek Park. Purchased 51 years ago by these current owners, this is the type of location that is a testament to people who love this community & choose to live here for a long time! These owners have raved about the quality of this street & the great neighbours that surround their home. This 2 storey home offers one of Lake Bonavista's most coveted, 4 bedroom up floor plans which is ideal for families, & presents you with an incredible opportunity to establish your own family & renovate as you please. It is very rare to see this floor plan come to market in this price category. This plan features large principle rooms including a formal living/dining room, large kitchen & family room. 4 upper level bedrooms gives you the flexibility to convert a bedroom into a luxurious primary ensuite and walk-in closet should you choose to renovate. Fully developed basement offers loads of potential. Large backyard gives your children lots of space to run, & features a spacious double garage. There is a convenient natural gas hook-up for your BBQ. This lot, location & home offers you a once in a lifetime opportunity to check every box for your Lake Bonavista dream home. The upside potential here is tremendous. Everything that Lake Bonavista has to offer is nearby - a short walk



to various schools, the shopping mall & the lake!

Built in 1972

### **Essential Information**

MLS® #	A2200397
Price	\$850,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,823
Acres	0.12
Year Built	1972
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	916 Lake Arrow Way Se
Subdivision	Lake Bonavista
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2J 3C3

### **Amenities**

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

### **Interior**

Interior Features	Bookcases, Bar, Built-in Features, Laminate Counters
Appliances	Dishwasher, Dryer, Gas Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings, Bar Fridge
Heating	Forced Air, Natural Gas

Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning, Brick Facing
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	None
Lot Description	Landscaped, Level, Rectangular Lot
Roof	Asphalt Shingle
Construction	Brick, Stucco, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	March 12th, 2025
Days on Market	2
Zoning	R-CG
HOA Fees	368
HOA Fees Freq.	ANN

## Listing Details

Listing Office	RE/MAX First
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