

# \$825,000 - 55 Lake Geneva Place Se, Calgary

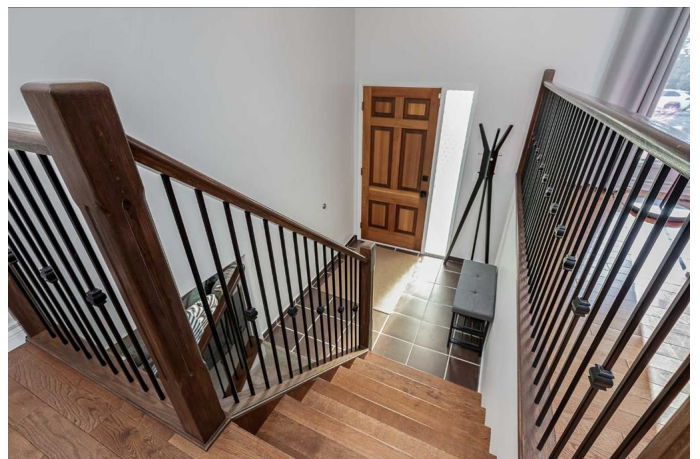
MLS® #A2200455

**\$825,000**

4 Bedroom, 3.00 Bathroom, 1,210 sqft  
Residential on 0.11 Acres

Lake Bonavista, Calgary, Alberta

Nestled in the sought-after lake community of Lake Bonavista, this beautifully maintained bi-level home is perfectly situated on a coveted cul-de-sac. Offering over 2,400 square feet of developed living space, this property provides a fantastic layout with four bedrooms, two and a half bathrooms, and a double detached garage. With two lake access points less than a kilometre away, you can easily enjoy all the recreational amenities this community has to offer. Stepping inside, the spacious foyer welcomes you with tile flooring, while hardwood flows throughout the rest of the main level. Large windows fill the open-concept living, dining, and kitchen area with natural light. The inviting living room features a cozy gas fireplace with a custom mantle, creating the perfect ambiance for relaxing or entertaining. The well-appointed kitchen boasts white cabinetry, granite countertops, a stylish farmhouse sink, stainless steel appliances, and ample cupboard and counter space. The adjacent dining area is generously sized, making it ideal for hosting gatherings. The main floor also includes three bedrooms and a four-piece bathroom. The primary bedroom offers the convenience of a private two-piece ensuite. Downstairs, the fully developed basement expands the living space with a large rec room, complete with a corner gas fireplace. A versatile den provides flexibility as a playroom or home gym. The lower level also features an additional bedroom, a four-piece bathroom, a



laundry room, and plenty of storage. The backyard is designed for both relaxation and play, featuring an upper deck for BBQing, a lower patio, and a grassy area for kids. Fully fenced with alley access, this outdoor space is both private and functional. Recent upgrades to the home include air conditioning for warm summer nights, a 200-amp panel, partially upgraded triple-pane windows with a 10-15 year warranty, a new dishwasher (2023), a new retaining wall, updated skirting on the deck, new fans and light fixtures, and convenient under-deck storage. Lake Bonavista is one of Calgary's most desirable communities, offering year-round recreation, including swimming, beaches, boating, fishing, tennis, pickleball, cross-country skiing, and tobogganing. The area provides excellent access to Anderson Road, Macleod Trail, and Deerfoot Trail, making commuting a breeze. Families will appreciate the proximity to top-rated schools, with Lake Bonavista School, Andrew Sibbald School, and St. Boniface just a 10-minute walk away, and Nickle School or Sam Livingston French Immersion only a 5-minute drive. The Lake Bonavista Promenade, Maple Ridge Golf Course, Fish Creek Provincial Park, Southcentre Mall, Trico Centre, and Fish Creek Library are all just minutes away, along with the many shops, restaurants, and amenities of Macleod Trail and Deerfoot Meadows. Take advantage of your opportunity to see this incredible property in person—book your showing today! Check out the floor plans and 3D tour for a closer look.

Built in 1971

### **Essential Information**

MLS® #	A2200455
Price	\$825,000
Bedrooms	4

Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,210
Acres	0.11
Year Built	1971
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

### **Community Information**

Address	55 Lake Geneva Place Se
Subdivision	Lake Bonavista
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2J 2S3

### **Amenities**

Amenities	Beach Access, Boating, Clubhouse, Playground, Recreation Facilities
Parking Spaces	2
Parking	Alley Access, Double Garage Detached
# of Garages	2

### **Interior**

Interior Features	Granite Counters, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Storage
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Basement, Gas, Living Room, Mantle, Stone, Brick Facing, Raised Hearth
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	None
Lot Description	Back Lane, Cul-De-Sac, Treed
Roof	Asphalt Shingle
Construction	Brick, Stucco, Vinyl Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 21st, 2025
Days on Market	7
Zoning	R-CG
HOA Fees	368
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office	Real Broker
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