

# **\$879,900 - 13015 Bonaventure Drive Se, Calgary**

MLS® #A2256199

**\$879,900**

3 Bedroom, 3.00 Bathroom, 1,560 sqft

Residential on 0.14 Acres

Lake Bonavista, Calgary, Alberta

This spacious and well-maintained bungalow offers just under 3,000 sq. ft. of living space across two levels, making it an excellent choice for families, professional couples, or those looking to downsize without giving up comfort.

The main level features a primary bedroom with its own en-suite, a versatile office/den, and inviting living spaces highlighted by vaulted ceilings and a cozy gas fireplace. A dedicated dining room sets the stage for family dinners, hosting friends, or celebrating special occasions, while the convenience of a main floor laundry adds ease to everyday living.

Thoughtful updates include refinished hardwood floors, newer stainless-steel appliances, two new picture windows in living area and primary suite, and Hunter Douglas blinds throughout.

Downstairs, the large developed basement provides incredible flexibility with two oversized bedrooms, a renovated modern bathroom, generous storage, and plenty of space for a recreation area, family gatherings, or a private guest retreat.

Outdoors, the west-facing backyard has been redesigned with new landscaping, and an extended patio area, offering the perfect setting for summer evenings, entertaining, or simply relaxing in the sun. A front attached garage adds convenience year-round.

Living in Lake Bonavista means access to a lifestyle like no other—exclusive lake access



for swimming, skating, and year-round recreation, plus close proximity to Fish Creek Park, schools, shopping, the LRT, Macleod Trail, and Anderson Road. With its functional layout, abundant storage, and unbeatable location, this bungalow is ready to welcome its new owners.

Built in 1995

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2256199    |
| Price          | \$879,900   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,560       |
| Acres          | 0.14        |
| Year Built     | 1995        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

**Community Information**

|             |                            |
|-------------|----------------------------|
| Address     | 13015 Bonaventure Drive Se |
| Subdivision | Lake Bonavista             |
| City        | Calgary                    |
| County      | Calgary                    |
| Province    | Alberta                    |
| Postal Code | T2J 7E9                    |

**Amenities**

|                |                        |
|----------------|------------------------|
| Amenities      | None                   |
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

**Interior**

|                   |                                                                                                                        |
|-------------------|------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Vaulted Ceiling(s), Walk-In Closet(s) |
| Appliances        | Built-In Oven, Dishwasher, Dryer, Gas Cooktop, Microwave, Refrigerator, Washer                                         |
| Heating           | Forced Air, Natural Gas                                                                                                |
| Cooling           | None                                                                                                                   |
| Fireplace         | Yes                                                                                                                    |
| # of Fireplaces   | 1                                                                                                                      |
| Fireplaces        | Gas, Living Room                                                                                                       |
| Has Basement      | Yes                                                                                                                    |
| Basement          | Finished, Full                                                                                                         |

## Exterior

|                   |                                                                  |
|-------------------|------------------------------------------------------------------|
| Exterior Features | BBQ gas line, Courtyard, None, Private Yard                      |
| Lot Description   | Backs on to Park/Green Space, Landscaped, Rectangular Lot, Treed |
| Roof              | Asphalt Shingle                                                  |
| Construction      | Brick, Vinyl Siding, Wood Frame                                  |
| Foundation        | Poured Concrete                                                  |

## Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 11th, 2025 |
| Days on Market | 7                    |
| Zoning         | R-CG                 |
| HOA Fees       | 410                  |
| HOA Fees Freq. | ANN                  |

## Listing Details

|                |              |
|----------------|--------------|
| Listing Office | RE/MAX First |
|----------------|--------------|

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