1204 Lake Sylvan Drive SE

Calgary | Active | MLS® A2350160

$799,900









Bedrooms	Bathrooms	Year Built	Living area
4	**3**	**1972**	**1,134 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by LPT Realty

A closer look

STUNNING FULLY REMODELLED 4-LEVEL SPLIT | OVER 2,040 SQ. FT. OF DEVELOPED LIVING SPACE. Welcome to a home where modern design, thoughtful functionality, and exceptional craftsmanship come together beautifully. Extensively redesigned and remodelled, this impressive four-level split offers approximately 1,134 sq. ft. above grade and 2,042.5 sq. ft. of total developed living space, providing an abundance of room for today's modern family.
From the moment you step inside, you'll appreciate the soaring ceilings, contemporary pot lighting, and bright open-concept design. The spacious living area flows effortlessly into the dining room and beautifully updated kitchen, creating an inviting space for both everyday living and entertaining.
At the heart of the home is a stylish kitchen featuring quality oak cabinetry and stunning Taj Mahal quartz countertops, combining warmth, durability, and timeless elegance. Just off the dining area, direct access leads to the private, fully fenced backyard with desirable north- and west-facing exposure-an ideal setting to relax, entertain, or enjoy summer evenings outdoors.
The thoughtfully designed primary retreat offers exceptional privacy and functionality, complete with custom cabinetry, a dedicated computer/workspace, spacious four-piece bathroom, and its own entertainment area. It's a unique space designed to provide comfort, privacy, and versatility. A separate level features two generously sized bedrooms and another full bathroom, creating an ideal setup for children, family members, or guests.
Continue to the fourth level and discover even more living space, including a private bar, an oversized guest bedroom/home office/flex room, and an additional full bathroom. Whether used for entertaining, working from home, accommodating extended family, or creating a private guest retreat, this level adds tremendous flexibility to the home. The extensive renovation work was professionally completed, with applicable permits obtained, giving buyers added confidence in the quality and attention invested throughout the property. Situated in an established family-friendly community, the home is conveniently located near schools, shopping, parks, public transit, and everyday amenities, making it an excellent choice for families looking for both comfort and convenience. Beautifully remodelled. Thoughtfully designed. Exceptionally versatile. With over 2,040 sq. ft. of developed living space, this is a home that truly needs to be experienced in person.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2350160
Bedrooms	4
Bathrooms	3
Year Built	1972
Property Type:	Residential
Property Sub Type:	Detached

Condo Type:	Not a Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	4 Level Split
Total Living Area:	1,134 sq. ft.
Acreage:	No
Lot Area:	6,501 sq. ft.
Lot Frontage:	60'
Front Exposure:	South
Levels:	4 Level Split
Total Rooms Above Grade:	4
Year built:	1972 (Age: 54)
Bedrooms:	4 (Above Grd: 1)
Bedrooms Above Grade:	1
Bedrooms On Main:	0
Bedrooms Below Grade:	3
Bathrooms:	3.0 (Full:3, Half:0)
Num Ensuite Baths:	1
Plan:	642LK
Heating:	Forced Air
Basement:	Full, Finished, None
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Stucco

Structure Type:	House
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Carpet, Laminate, Tile
Cooling:	Central Air
Fireplaces:	2
Fireplace Details:	Bedroom, Electric, Family Room
Garage:	Yes
Garage Spaces:	1
Parking:	Additional Parking, Driveway, Single Garage Attached
Parking Places:	4
Parking Total/Covered:	4 / -
Laundry Features:	In Basement
City Quadrant:	Southeast
Community:	Bonavista Downs
Appliances:	Built-In Refrigerator, Central Air Conditioner, Dishwasher, Dryer, Electric Cooktop, Electric Oven, Washer/Dryer
Inclusions:	na
Restrictions:	None Known
Main Floor	Kitchen · 13'1" × 9'6" ·
Main Floor	Dining Room · 13' × 10'4" ·
Main Floor	Living Room · 19'9" × 13' ·
Upper Level	Bedroom - Primary · 16'4" × 15'5" ·
Lower Level	Bedroom · 12'6" × 9'8" ·
Lower Level	Bedroom · 10'6" × 8'10" ·
Lower Level	Bedroom · 12'6" × 10'4" ·

Lower Level	Kitchenette · 8'7" × 8'1" ·
Lower Level	Family Room · 16'10" × 11'8" ·
Lower Level	Furnace/Utility Room · 11'4" × 8'5" ·
Title to Land:	Fee Simple
Community Features:	Other, Park, Playground, Schools Nearby, Tennis Court(s)
Interior Features:	Bar, Granite Counters, Kitchen Island
Exterior Features:	Private Yard
Patio And Porch Features:	None
Lot Features:	Back Lane, Back Yard, Corner Lot
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone S
Zoning:	R-CG
Listed Date:	Oct 04, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/1204-lake-sylvan-drive-se-calgary-a2350160/

Tiwana Team | 403-830-5152 | tiwana@maltiwana.ca

Data was last updated November 23, 2026 at 10:05 AM (UTC)

powered by myRealPage.com

Data is supplied by Pillar 9™ MLS® System. Pillar 9™ is the owner of the copyright in its MLS®System. Data is deemed reliable but is not guaranteed accurate by Pillar 9™.

The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.

Prepared November 23, 2026. Listing details and availability may change. This brochure is not a contract. Contact the Tiwana Team for current information.