

# \$699,000 - 159 Lake Sylvan Close Se, Calgary

MLS® #A2202190

**\$699,000**

0 Bedroom, 0.00 Bathroom,  
Land on 0.15 Acres

Bonavista Downs, Calgary, Alberta

Click brochure link for more details. Presenting a fantastic opportunity for developers and investors! This prime piece of land is ready for your next project – a perfect site to build a spacious duplex (Building Permit is pending). Located in a highly sought-after area, the property offers exceptional potential for capital growth.

Key features: The lot is ready to demo, we have the development permit-DP2024-07552, Asbest Test, Survey Plan, Off-site Levy has been paid, Demo Permit is issued, the duplex w/ the legal suits plans are ready.

Sizeable Lot: Generous land area ideal for constructing a modern duplex with ample space for both units and additional outdoor amenities.

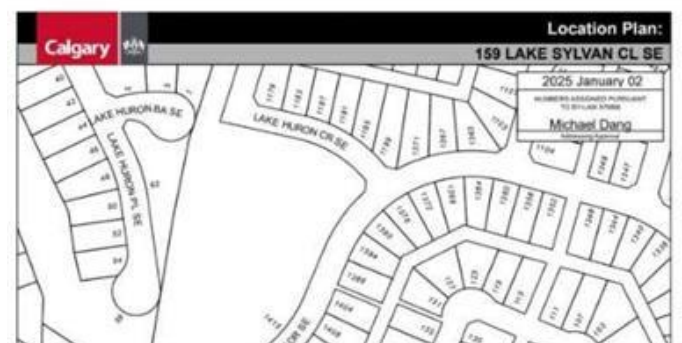
Zoning: Zoned for RCG, making it a perfect candidate for a stylish duplex build w/ the legal basement suits, the plans are ready. Don't miss out on this rare opportunity to secure a well-located site for your next development. Photos are representative.

## Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | A2202190  |
| Price     | \$699,000 |
| Bathrooms | 0.00      |



Email: [addressing@calgary.ca](mailto:addressing@calgary.ca) | Telephone: (403) 268-8127



|          |                  |
|----------|------------------|
| Acres    | 0.15             |
| Type     | Land             |
| Sub-Type | Residential Land |
| Status   | Active           |

### **Community Information**

|             |                          |
|-------------|--------------------------|
| Address     | 159 Lake Sylvan Close Se |
| Subdivision | Bonavista Downs          |
| City        | Calgary                  |
| County      | Calgary                  |
| Province    | Alberta                  |
| Postal Code | T2J 3E5                  |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | March 14th, 2025 |
| Days on Market | 40               |
| Zoning         | R-CG             |

### **Listing Details**

|                |                 |
|----------------|-----------------|
| Listing Office | Honestdoor Inc. |
|----------------|-----------------|

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