

# \$945,000 - 219 Lake Rosen Crescent Se, Calgary

MLS® #A2216203

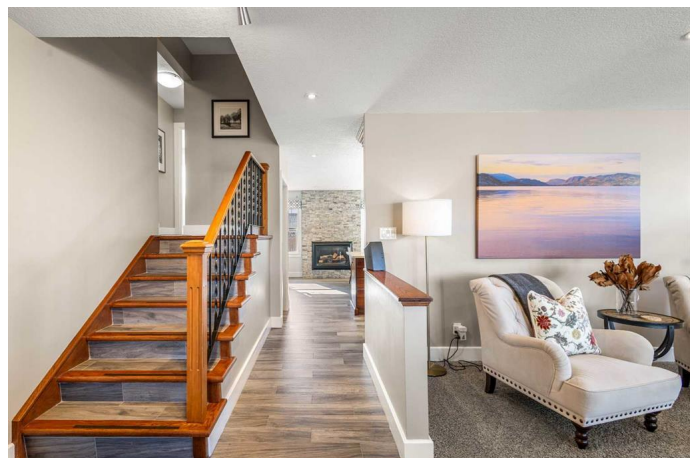
**\$945,000**

4 Bedroom, 3.00 Bathroom, 1,517 sqft

Residential on 0.13 Acres

Lake Bonavista, Calgary, Alberta

Quick possession available. Welcome to 219 Lake Rosen Crescent SE, a meticulously renovated home ideally situated in a prime location beside the park! Boasting over 2700 sqft of living space, this residence welcomes you with an airy ambiance upon entry. The recently revamped kitchen features abundant cabinet storage, sleek quartz countertops and island, tiled floors, updated fireplaces and modernized appliances. Within the past 10 years, all three bathrooms have undergone renovations, showcasing quartz counters, new vanities, showers, and tub. Throughout the home, newer flooring enhances the contemporary aesthetic. Upstairs, three generously sized bedrooms await, complemented by a fourth bedroom on the lower third level. The conveniently located laundry area has also been tastefully remodeled. The developed basement encompasses a full bath with storage, and a versatile flex room suitable for an additional recreational space, gym or home office! Newer high efficient furnace and AC. The west-facing yard is nicely landscaped with stone patio and right beside a park for ample space for outdoor activities. Completing the property is an oversized double heated garage and paved back lane. This home is close to schools and 2 minute drive to South Centre Mall and convenient c-train ride downtown. All this and lake access for all the fun activities for the kids. Call Today!



Built in 1973

**Essential Information**

|                |               |
|----------------|---------------|
| MLS® #         | A2216203      |
| Price          | \$945,000     |
| Bedrooms       | 4             |
| Bathrooms      | 3.00          |
| Full Baths     | 3             |
| Square Footage | 1,517         |
| Acres          | 0.13          |
| Year Built     | 1973          |
| Type           | Residential   |
| Sub-Type       | Detached      |
| Style          | 4 Level Split |
| Status         | Active        |

**Community Information**

|             |                            |
|-------------|----------------------------|
| Address     | 219 Lake Rosen Crescent Se |
| Subdivision | Lake Bonavista             |
| City        | Calgary                    |
| County      | Calgary                    |
| Province    | Alberta                    |
| Postal Code | T2J 3L9                    |

**Amenities**

|                |                                      |
|----------------|--------------------------------------|
| Amenities      | Beach Access, Recreation Facilities  |
| Parking Spaces | 2                                    |
| Parking        | Double Garage Detached, Alley Access |
| # of Garages   | 2                                    |

**Interior**

|                   |                                                                                                                  |
|-------------------|------------------------------------------------------------------------------------------------------------------|
| Interior Features | Kitchen Island, Quartz Counters                                                                                  |
| Appliances        | Central Air Conditioner, Dishwasher, Dryer, Microwave, Range Hood, Refrigerator, Washer, Window Coverings, Range |
| Heating           | Forced Air, Natural Gas                                                                                          |
| Cooling           | Central Air                                                                                                      |
| Fireplace         | Yes                                                                                                              |
| # of Fireplaces   | 2                                                                                                                |
| Fireplaces        | Gas, Living Room, Kitchen, Stone                                                                                 |

|              |                |
|--------------|----------------|
| Has Basement | Yes            |
| Basement     | Finished, Full |

## Exterior

|                   |                                        |
|-------------------|----------------------------------------|
| Exterior Features | Private Yard, Playground               |
| Lot Description   | Back Lane, Landscaped, Rectangular Lot |
| Roof              | Asphalt Shingle                        |
| Construction      | Brick, Wood Frame, Wood Siding         |
| Foundation        | Poured Concrete                        |

## Additional Information

|                |               |
|----------------|---------------|
| Date Listed    | May 1st, 2025 |
| Days on Market | 134           |
| Zoning         | R-CG          |
| HOA Fees       | 390           |
| HOA Fees Freq. | ANN           |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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