$799,900 - 827 Lake Emerald Place Se, Calgary

MLS® #A2267532

$799,900
4 Bedroom, 3.00 Bathroom, 1,300 sqft
Residential on 0.13 Acres

Lake Bonavista, Calgary, Alberta

Open House cancelled How many homes that come up for sale in Lake Bonavista are situated in a quiet cul-de-sac with limited traffic. Not many at all - this is a fabulous opportunity for your family! Welcome to 827 Lake Emerald Place, & to this perfectly located home. This original owner home has been lived in for a long time by one family. Many happy memories have been made here & now after 56 years itâ€™s time for another to make this their own. This bungalow offers 2505 sq.ft of space, & a floor plan which caters perfectly to established or growing families. Great curb appeal as you walk up. 3 + 1 bedrooms & 3 full bathrooms across the home. Generous living areas for relaxing & entertaining, functional kitchen with updated cabinets/counters. The primary bedroom features a full ensuite & walk-in closet. The main bathroom has been nicely renovated & will suit your family perfectly. Fully developed basement with flex/rec areas, ideal for children to play. 1 additional bedroom down here & loads of storage. This home offers you a great opportunity to just move in & enjoy like this family has, or update to your own tastes. The home is also situated on a prime lot. Large backyard which faces SW & gets loads of sun. Large, 22x24 double garage has overhead storage, dedicated electrical panel at 240V plug for an electric vehicle. The home has had many mechanical & structural aspects updated. Newer electric panel, shingles (on the house), high efficiency furnace, fence,

poured concrete sidewalks & more. The true distinguishing feature of this property is its location. You get the best of everything here. Totally quiet, you can feel that your children can play safely in the cul de sac without worrying about traffic. The home is also located within a short walking distance of St. Boniface + Lake Bonavista School. Speedy access to get in & out of the community to get you on your way. And of course, the lake! The lake is within easy walking distance. Lake Bonavista is Calgaryâ€™s premier lake & community, offering the best that this city has to offer. Lake Bonavista is the jewel of this community & is open to all residents & their guests, with walking trails, sports courts, & year round activities for the whole family such as swimming, fishing, sledding & skating. The Lake Bonavista Community Association operates the rec centre, with 2 indoor ice rinks, gym, fitness studio, & a variety of meeting rooms. Enjoy family friendly events & recreational programs for all ages throughout the community. Fish Creek Park is just a short distance away, & has more than 100 KM of paved & unpaved trails. The park is a popular area for hiking, biking, cross country skiing, as well as for picnicking, swimming, fishing, & observing wildlife. Fish Creek also offers Sikome lake, Annie's for lunch + The Ranch for fine cuisine. Itâ€™s no wonder people who come to this neighbourhood stay for 56 yrs! What a fabulous opportunity for you to create your own long time family legacy in this amazing home.

Built in 1969

Essential Information

MLS® #	A2267532
Price	$799,900
Bedrooms	4

Bathrooms	3.00
Full Baths	3
Square Footage	1,300
Acres	0.13
Year Built	1969
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	827 Lake Emerald Place Se
Subdivision	Lake Bonavista
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2J 2J9

Amenities

Amenities	None
Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

Interior

Interior Features	Bar, Central Vacuum, Laminate Counters, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Basement, Brick Facing, Gas Starter, Living Room, Wood Burning
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	None
Lot Description	Landscaped, Level, Rectangular Lot

Roof	Asphalt Shingle
Construction	See Remarks
Foundation	Poured Concrete

Additional Information

Date Listed	October 30th, 2025
Days on Market	1
Zoning	R-CG
HOA Fees	410
HOA Fees Freq.	ANN

Listing Details

Listing Office	RE/MAX First

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