

# \$999,000 - 623 Lake Simcoe Close Se, Calgary

MLS® #A2229311

**\$999,000**

4 Bedroom, 3.00 Bathroom, 1,965 sqft

Residential on 0.16 Acres

Lake Bonavista, Calgary, Alberta

JUST REDUCED! Located in the highly sought-after community of LAKE BONAVIDA, this classic 4 bedroom, 2 storey split complete with AIR CONDITIONING offers endless potential and rare features perfect for both HOME RENOVATORS and AUTOMOTIVE ENTHUSIASTS. Just steps from Fish Creek Park and its pathways, the location alone is worth a look, but what's inside is even better.

Step inside and you'll find a spacious and bright main floor featuring a large welcoming living room with bay window. The formal dining room includes a built-in sideboard ideal for hosting dinner parties and extra storage. The maple kitchen offers granite countertops, dining nook and overlooks a cozy family room with hardwood flooring and a wood-burning fireplace with direct access through patio doors to the private backyard and patio with gas line for summer BBQs its the perfect spot for summer entertaining and outdoor living. This level also includes a main-floor bedroom, 2-piece bathroom, laundry, side entrance, and access to the ATTACHED DOUBLE GARAGE. Upstairs, you'll find three bedrooms, including a massive primary suite with a walk-in closet and ensuite featuring a jetted tub, plus a 4-piece bathroom and high-end laminate flooring throughout. It's move-in ready, with room for your personal upgrades to truly make it your own. The developed basement is where the fun happens it features a games room with pool/ping pong table



(included), a wet bar with built-in beer keg dispenser and fridge, a flex space perfect for movie nights or a gym, home office and plenty of extra storage in the furnace room that has 2 newer furnaces (2017) and hot water tank (2017). But here's the real showstopper, built in 2015 is a HEATED, OVERSIZED DETACHED DOUBLE GARAGE(28' x 24') with 11' walls, a 14' vaulted peak, with BUILT-IN HOIST (included) a dream space for anyone who loves working on cars, bikes, or DIY projects. Outside, enjoy a fenced backyard complete with a patio, sheds, greenhouse, and garden space. Whether you're dreaming of a custom renovation or just need room to pursue your hobbies, this home delivers. Updates include: Most windows replaced in (2014), Garage (2015),Furnaces (2017), Hot Water Tank (2017) 2-Air Conditioners (2017). This is your chance to own a home in one of Calgary's most desirable neighbourhoods close to Schools, Shopping, Parks,Pathways, Lake and more.

Built in 1977

## Essential Information

|                |                |
|----------------|----------------|
| MLS® #         | A2229311       |
| Price          | \$999,000      |
| Bedrooms       | 4              |
| Bathrooms      | 3.00           |
| Full Baths     | 2              |
| Half Baths     | 1              |
| Square Footage | 1,965          |
| Acres          | 0.16           |
| Year Built     | 1977           |
| Type           | Residential    |
| Sub-Type       | Detached       |
| Style          | 2 Storey Split |
| Status         | Active         |

## Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 623 Lake Simcoe Close Se |
| Subdivision | Lake Bonavista           |
| City        | Calgary                  |
| County      | Calgary                  |
| Province    | Alberta                  |
| Postal Code | T2J 5H7                  |

### **Amenities**

|                |                                                                                                                                                   |
|----------------|---------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Other                                                                                                                                             |
| Parking Spaces | 6                                                                                                                                                 |
| Parking        | Double Garage Attached, 220 Volt Wiring, Alley Access, Double Garage Detached, Driveway, Garage Door Opener, Heated Garage, Off Street, On Street |
| # of Garages   | 4                                                                                                                                                 |

### **Interior**

|                   |                                                                                                           |
|-------------------|-----------------------------------------------------------------------------------------------------------|
| Interior Features | Vinyl Windows, Bookcases, Built-in Features, Granite Counters, Wood Windows, Jetted Tub, Storage, Wet Bar |
| Appliances        | Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Dryer, Washer                               |
| Heating           | Forced Air, Natural Gas                                                                                   |
| Cooling           | Central Air                                                                                               |
| Fireplace         | Yes                                                                                                       |
| # of Fireplaces   | 1                                                                                                         |
| Fireplaces        | Family Room, Gas Starter, Wood Burning                                                                    |
| Has Basement      | Yes                                                                                                       |
| Basement          | Full                                                                                                      |

### **Exterior**

|                   |                                                                             |
|-------------------|-----------------------------------------------------------------------------|
| Exterior Features | BBQ gas line, Garden, Private Yard, Storage                                 |
| Lot Description   | Back Lane, Landscaped, Back Yard, Front Yard, Garden, Lawn, Street Lighting |
| Roof              | Asphalt                                                                     |
| Construction      | Vinyl Siding, Brick, Wood Siding                                            |
| Foundation        | Poured Concrete                                                             |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 12th, 2025 |
| Days on Market | 144             |
| Zoning         | R-CG            |

|                |     |
|----------------|-----|
| HOA Fees       | 410 |
| HOA Fees Freq. | ANN |

## **Listing Details**

|                |                               |
|----------------|-------------------------------|
| Listing Office | Century 21 Bamber Realty LTD. |
|----------------|-------------------------------|

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