

# \$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.

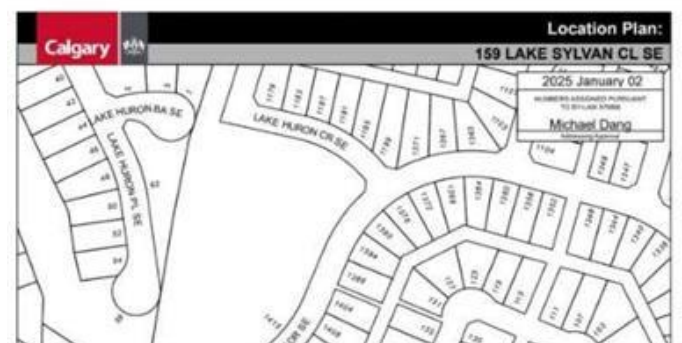
Zoning: Zoned for RCG, making it a perfect candidate for a stylish duplex build w/ the legal basement suits, the plans are ready. Don't miss out on this rare opportunity to secure a well-located site for your next development. Photos are representative.

## 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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