

# \$1,025,000 - 219 Lake Rosen Crescent Se, Calgary

MLS® #A2216203

**\$1,025,000**

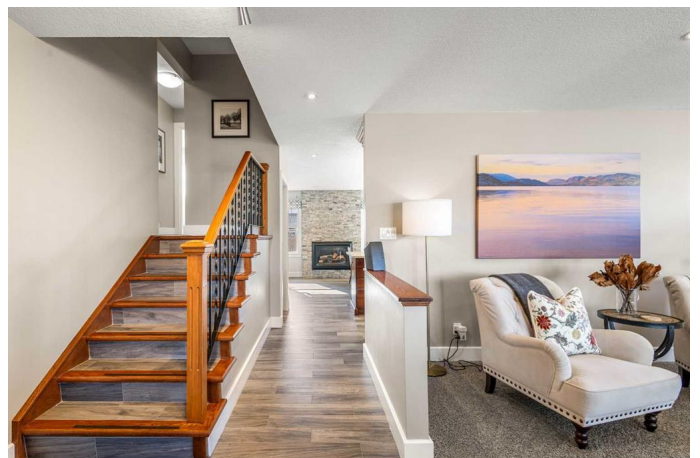
4 Bedroom, 3.00 Bathroom, 1,517 sqft

Residential on 0.13 Acres

Lake Bonavista, Calgary, Alberta

Open House Sunday May 25, 2 - 4 pm.

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	\$1,025,000
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	Recreation Facilities, Beach Access
Parking Spaces	2
Parking	Alley Access, Double Garage Detached
# 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, Stone, Kitchen

Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Playground, Private Yard
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	23
Zoning	R-CG
HOA Fees	390
HOA Fees Freq.	ANN

## Listing Details

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.