

**306, 11010 Bonaventure Drive SE
Calgary, Alberta**

MLS # A2180750



\$319,900

Division:	Willow Park		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	730 sq.ft.	Age:	1971 (53 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Stall		
Lot Size:	-		
Lot Feat:	Other		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 419
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco, Wood Frame, Wood Siding	Zoning:	M-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Storage		

Inclusions: N/A

This 3-bedroom townhouse, located in the well-established Willow Court Green complex in Willow Park, offers space, value, and location in one of the city's most sought-after neighbourhoods. This townhouse is perfect for first-time buyers, small families, or savvy investors looking for a well-maintained property in an unbeatable location. The main level consists of a large living room, an adjoining dining room, and a kitchen with lots of counter space. On the upper level, you'll find two generously sized bedrooms, each with large windows allowing plenty of natural light to fill the rooms and ample closet space, and a 4-piece bathroom. The lower level is comprised of a primary bedroom with walk-in closet, a 2-pc bathroom, a laundry area, and lots of storage. Recent updates include new carpet throughout, new light fixtures, and paint. A great feature of this home - a large fenced off and private patio area requiring no maintenance, and includes a secure storage shed. The location of this complex is exceptional. For families, Willow Park School, Nickle Junior High School, and St. William School are all nearby, offering excellent education options. You're also a 5 minute walk away from Southcentre Mall, where you'll find a variety of shops, services, and grocery options to meet all your shopping needs. Outdoor enthusiasts will enjoy the close proximity to Fish Creek Provincial Park, and multiple golf options nearby. Commuting is a breeze with easy access to Anderson C-Train Station, offering direct transit to downtown Calgary and beyond. For drivers, major roadways like Macleod Trail and Deerfoot Trail are just minutes away, making this an ideal location for getting around the city quickly and efficiently. Don't miss out on the chance to own this well-maintained townhouse in Willow Court Green—offering exceptional value at

this price point, in an unbeatable location.