

**107, 9930 Bonaventure Drive SE  
Calgary, Alberta**

**MLS # A2183055**



**\$410,000**

<b>Division:</b>	Willow Park		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,232 sq.ft.	<b>Age:</b>	1975 (49 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Assigned, Carport		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Garden, Low Maintenance Landscape, No Neighbours Behind, Treed		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 542
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	M-C1 d100
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Central Vacuum, Double Vanity, Granite Counters, High Ceilings, Recessed Lighting		

**Inclusions:** NA

Discover your dream home in the sought-after community of Willow Park! This stunning, newly renovated 2-storey townhouse condo offers nearly 1500 sq. ft. of developed living space, featuring 3 bedrooms, a den in the basement, and 1.5 baths. The covered parking pad adds convenience to this fabulous property. Enjoy a modern kitchen with sleek cabinets, granite countertops, undermount sinks, stylish backsplashes, and stainless steel appliances, including an over-the-range microwave, fridge with water and ice dispenser, ceramic top stove, and deep tub dishwasher. The entire home boasts well-maintained flooring—hardwood, bathroom tiles, and upgraded carpet. Additional features include flat ceilings with built-in spotlights, central vacuum, and a brand new furnace unit. The upstairs full bath includes dual flush toilets and a double vanity. The opened stairwell with metal spindles and new light fixtures adds a touch of elegance. The developed basement and private rear yard with a new deck and maintenance-free PVC fence provide ample space for relaxation and entertainment. EVERYTHING IS LIKE NEW! Conveniently located across from a community park with a playground and within walking distance to shopping centers like South Central Mall, Walmart, Superstore, Canadian Tire, Rona, bus stops, C-train stations, schools, and golf courses, this home is perfectly positioned for all your needs. Move in and enjoy the best of Willow Park living!