



THE
A-TEAM

**RE/MAX
FIRST**

9930 BONAVENTURE Drive #405, Calgary T2J4L4

MLS® #: **A2121194**

Area: **Willow Park**

Listing Date: **04/14/24**

List Price: **\$379,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Row/Townhouse**
City/Town: **Calgary**
Year Built: **1975**

Lot Information

Lot Sz Ar:
Lot Shape:

Finished Floor Area

Abv Sqft: **1,244**
Low Sqft:
Ttl Sqft: **1,244**

DOM

35
Layout
Beds: **3 (3)**
Baths: **1.5 (1 1)**
Style: **2 Storey**

Parking

Ttl Park: **2**
Garage Sz:

Access:

Lot Feat: **Back Lane,Back Yard**
Park Feat: **Assigned,Stall**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **Playground**

Construction: **Stucco**
Flooring: **Laminate**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Stove,Microwave,Refrigerator,Washer/Dryer**
Int Feat: **Laminate Counters,See Remarks**
Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	17`10" x 12`1"
Dining Room	Main	13`0" x 7`8"
2pc Bathroom	Main	7`3" x 4`1"
Bedroom	Second	11`9" x 9`4"
3pc Bathroom	Second	8`1" x 5`0"
Laundry	Basement	19`5" x 17`10"

Room	Level	Dimensions
Kitchen	Main	7`9" x 7`8"
Entrance	Main	9`2" x 4`6"
Bedroom - Primary	Second	15`9" x 11`7"
Bedroom	Second	9`6" x 8`2"
Den	Basement	17`10" x 13`2"

Legal/Tax/Financial

Condo Fee:		Title:		Zoning:
\$509		Fee Simple		MC-1 d100
		Fee Freq:		
		Monthly		
Legal Desc:	7510571			
		Remarks		
Pub Rmks:	Welcome to your cozy haven in the heart of Willow Park! This charming townhouse offers three bedrooms, ideal for families or professionals seeking ample space. With one two-piece and one three-piece bathroom, convenience is paramount. Laminate floors add warmth and easy maintenance throughout. Enjoy the luxury of two parking stalls and visitor parking for guests. Embrace community living with access to a playground and proximity to Southland LRT, South Centre Mall, restaurants, and shopping, ensuring every need is met. With quick possession available, seize the opportunity to make this vibrant neighborhood your home sweet home.			
Inclusions:	N/A			
Property Listed By:	KIC Realty			

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123







