

11010 BONAVENTURE Drive #504, Calgary T2J 3A8

MLS®#: **A2162917** Area: **Willow Park** Listing Date: **09/04/24** List Price: **\$399,999**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Row/Townhouse**
 City/Town: **Calgary**
 Year Built: **1971**
Lot Information
 Lot Sz Ar:
 Lot Shape:

Finished Floor Area
 Abv Sqft: **471**
 Low Sqft:
 Ttl Sqft: **471**

DOM
14
Layout
 Beds: **2 (2)**
 Baths: **1.5 (1 1)**
 Style: **Bi-Level**

Parking
 Ttl Park: **1**
 Garage Sz:

Access:
 Lot Feat: **Front Yard,Garden,Private**
 Park Feat: **Stall**

Utilities and Features

Roof: **Tar/Gravel**
 Heating: **Electric,Fireplace(s),Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **Garden,Private Entrance,Private Yard,Storage**

Construction: **Stucco,Wood Frame,Wood Siding**
 Flooring: **Carpet,Ceramic Tile,Vinyl Plank**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Microwave Hood Fan,Range,Refrigerator,Washer/Dryer Stacked**
 Int Feat: **Breakfast Bar,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Quartz Counters,Recessed Lighting,Vaulted Ceiling(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	7`0" x 3`11"	Dining Room	Main	10`8" x 7`0"
Kitchen	Main	8`1" x 9`3"	Living Room	Main	19`2" x 9`0"
4pc Bathroom	Lower	4`9" x 6`9"	Bedroom	Lower	8`1" x 10`7"
Bedroom - Primary	Lower	9`10" x 13`4"	Furnace/Utility Room	Lower	5`1" x 3`10"

Legal/Tax/Financial

Condo Fee: Title: Zoning:

\$366

Fee Simple

M-CG d53

Fee Freq:

Monthly

Legal Desc: 8111679

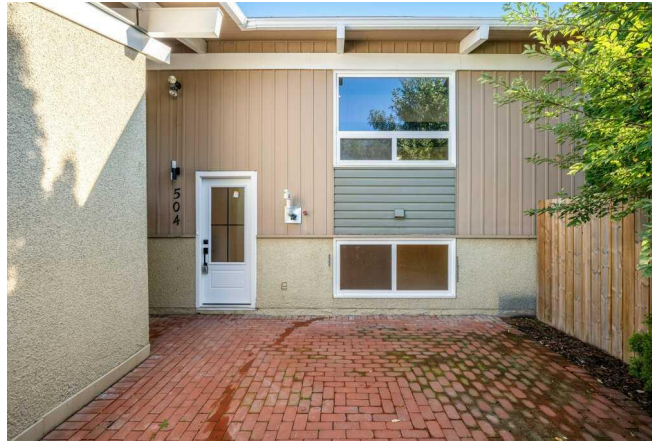
Remarks

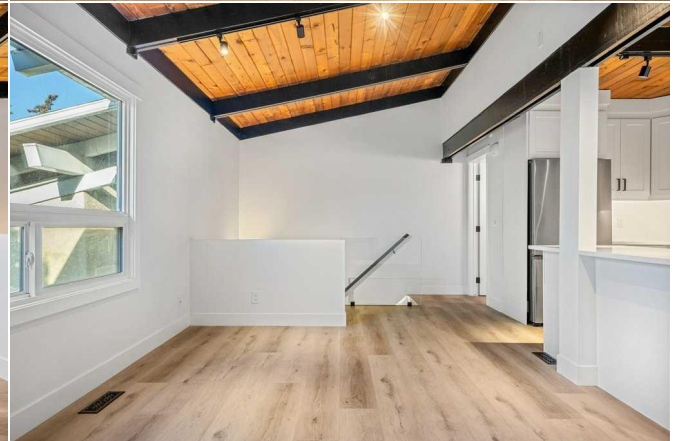
Pub Rmks: **WELCOME TO YOUR PERFECT HOME! Presenting a charming townhouse in the heart of Willow Park—IDEALLY LOCATED! Within walking distance of South Center Mall, Trico Center, schools, Fish Creek park and more. This home boasts a rare blend of value and upgrades throughout. With nearly 895 sq. ft. of living space spread across two levels, this spacious two-bedroom townhouse features a beautiful maple kitchen with premium quartz countertops, new dining and bedroom windows, a Sleek Napoleon fireplace unit with data wire, track, pots and hidden lights throughout the house, half bathroom has been added to the main floor and updated the lower level bathroom, tempered glass railing, stainless steel appliances, new luxury vinyl plank flooring and carpet through the main and lower level. Additional upgrades include a new furnace, hot water tank, flat ceilings, 5" baseboards, and new doors. The fully developed lower level offers two bedrooms, under the stairs storage and a full bathroom. Enjoy your summer days on the fully fenced yard with an extra covered/secured outdoor storage. This Jewel in Willow Park with low condo fees which includes water in addition to the regular condo fees services will find you walking to a shopping center, schools, parks, restaurants, a gym, and a golf course. All renovations comply with the City of Calgary building code requirements, with permits in place. Don't miss out on viewing the virtual tour in the listing and contact your favorite realtor today for a private showing!**

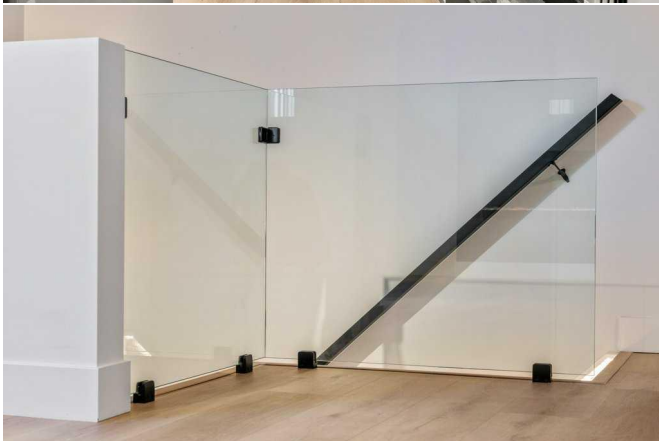
Inclusions: NA

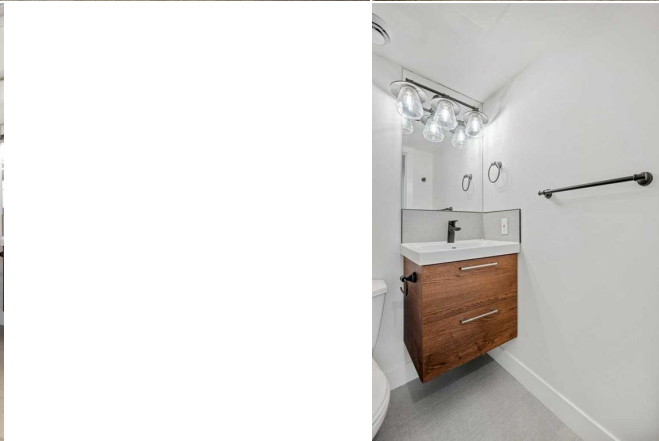
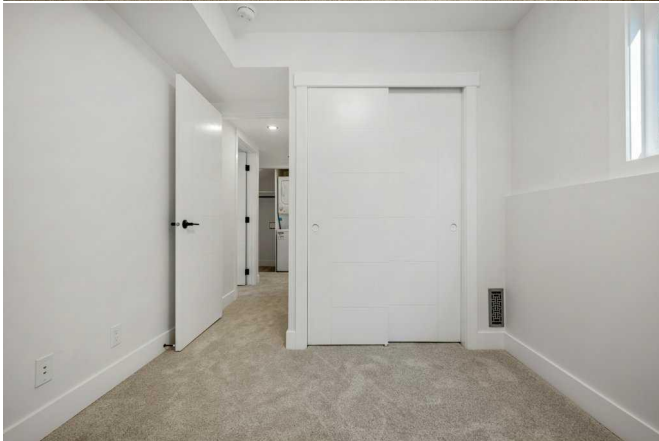
Property Listed By: Royal LePage Solutions

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











504-11010 Bonaventure Dr SE, Calgary, AB

Basement (Below Grade) 1200 sq ft
 Control Area 624 sq ft
 Interior Area 381.77 sq ft
 Excluded Area 32.37 sq ft



0 2 4 ft

PREPARED: 2024/09/30



White regions are excluded from total floor area in GUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

504-11010 Bonaventure Dr SE, Calgary, AB

Main Floor Exterior Area 471.38 sq ft
Interior Area 429.25 sq ft



PREPARED: 2024/06/20

White regions are excluded from total floor area in EXHIBIT floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.