



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**9930 BONAVENTURE Drive #312, Calgary T2J 4L4**

MLS®#: **A2176517**

Area: **Willow Park**

Listing Date: **10/30/24**

List Price: **\$392,000**

Status: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

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

Finished Floor Area  
Abv Sqft: **1,237**  
Low Sqft:  
Ttl Sqft: **1,237**

Lot Information

Lot Sz Ar:  
Lot Shape:

DOM

**21**  
Layout  
Beds: **3 (3)**  
Baths: **1.5 (1 1)**  
Style: **2 Storey**

Access:

Lot Feat: **Back Yard,Front Yard,Lawn,Garden,Private**  
Park Feat: **Assigned,Carport,Concrete Driveway,Covered**

Parking

Ttl Park: **2**  
Garage Sz:

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air,Natural Gas**  
Sewer:  
Ext Feat: **Barbecue,Garden,Private Yard**

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

Kitchen Appl: **Convection Oven,Dishwasher,Electric Stove,Microwave,Refrigerator,Washer/Dryer,Window Coverings**  
Int Feat: **Chandelier,Closet Organizers,Quartz Counters,Vinyl Windows**  
Utilities:

Room Information

Room	Level	Dimensions
Entrance	Main	11`4" x 10`5"
2pc Bathroom	Main	7`2" x 4`0"
Bedroom - Primary	Second	17`9" x 11`5"
Bedroom	Second	11`10" x 8`4"

Room	Level	Dimensions
Kitchen With Eating Area	Main	7`7" x 15`3"
Living/Dining Room Combination	Main	13`10" x 18`0"
3pc Bathroom	Second	5`0" x 8`2"
Bedroom	Second	9`4" x 13`9"

Legal/Tax/Financial

Condo Fee:

Title:

Zoning:

\$542

Fee Simple

M-C1

Fee Freq:

Monthly

Legal Desc: 7510571

Remarks

Pub Rmks: **This charming townhouse in the vibrant community of Willow Park offers an inviting blend of style, comfort, and convenience. Step into the heart of the home, a bright and stylish kitchen with pristine white cabinetry, quartz countertops, stainless steel appliances, and an undermount sink, all highlighted by custom under-cabinet lighting. This sleek, functional space is perfect for both everyday cooking and hosting guests. Beyond the kitchen, the home opens up to comfortable living spaces with durable and stylish flooring, chic lighting, and a warm ambiance. The master bedroom provides a serene retreat, featuring a massive custom-built closet with shelving, baskets, and racks—ideal for organizing your wardrobe. The true gem of this property is the fully fenced backyard, where a beautiful composite deck invites endless summer enjoyment. This low-maintenance deck is the perfect spot for barbecues, outdoor dinners, or simply soaking up the sun. The fenced yard creates a private, pet-friendly space where your furry friends can roam freely while you entertain or relax with friends. There's plenty of room to set up lounge chairs or a cozy patio set, transforming this backyard into your own outdoor oasis. Downstairs, a partially finished basement awaits, offering a dedicated workout space with an interlocking cushion floor, ideal for your treadmill or exercise setup, along with ample storage options to keep everything organized. Parking is a breeze, with covered carport space, an extra parking spot, and visitor parking nearby. Just steps from a large park complete with a playground, baseball diamond, and soccer fields, this home also offers easy access to the C-Train, Wal-Mart, Canadian Tire, Superstore, South Centre Mall, and Calgary Public Library. This townhouse captures the essence of Willow Park living, offering a well-rounded lifestyle in a lively, amenity-rich community.**

Inclusions: none  
Property Listed By: CIR Realty

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













