



THE
A-TEAM

**RE/MAX
FIRST**

11010 BONAVENTURE Drive #1504, Calgary T2J 3A8

MLS® #: **A2181402**

Area: **Willow Park**

Listing Date: **11/28/24**

List Price: **\$369,900**

Status: **Pending**

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:

Access:

Lot Feat: **Landscaped**
Park Feat: **Stall**

Finished Floor Area

Abv Sqft: **735**
Low Sqft:
Ttl Sqft: **735**

DOM

23
Layout
Beds: **3 (2 1)**
Baths: **2.5 (2 0)**
Style: **2 Storey**

Parking

Ttl Park: **2**
Garage Sz:

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Private Entrance, Private Yard**

Construction: **Wood Frame**
Flooring: **Carpet, Laminat**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher, Electric Stove, Refrigerator, Washer/Dryer**
Int Feat: **No Smoking Home**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Bedroom - Primary	Third	10`1" x 9`4"	Bedroom	Third	9`0" x 8`7"
Bedroom	Lower	9`11" x 13`3"	3pc Bathroom	Second	0`0" x 0`0"
3pc Bathroom	Lower	0`0" x 0`0"			

Legal/Tax/Financial

Condo Fee:
\$420

Title:
Fee Simple

Zoning:
M-CG

Legal Desc: **8111679**

Fee Freq:
Monthly

Remarks

Pub Rmks: **Superb, renovated 2 storey townhome in Willow Park, professionally renovated unit, this home has it all, 2 full baths, 3 bedrooms, new furnace, AC, private front patio, the works!. All in just steps away from Southcentre Mall, shopping, schools and transit. Bright and open, large windows and good size bedrooms, storage shed in a private south facing private yard, ideally for the young family or savvy investor.**

Inclusions:
Property Listed By: **n/A
MaxWell Canyon Creek**

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





