



THE
A-TEAM

**RE/MAX
FIRST**

9930 BONAVENTURE Drive #107, Calgary T2J 4L4

MLS® #: **A2183055** Area: **Willow Park** Listing Date: **12/13/24** List Price: **\$410,000**
 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: **1,232**
 Low Sqft:
 Ttl Sqft: **1,232**

DOM

8
Layout
 Beds: **3 (3)**
 Baths: **1.5 (1 1)**
 Style: **2 Storey**

Parking

Ttl Park: **2**
 Garage Sz:

Access:

Lot Feat: **Garden,Low Maintenance Landscape,No Neighbours Behind,Treed**
 Park Feat: **Assigned,Carport**

Utilities and Features

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

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

Kitchen Appl: **Dishwasher,Electric Stove,Microwave Hood Fan,Refrigerator,Washer/Dryer,Window Coverings**
 Int Feat: **Central Vacuum,Double Vanity,Granite Counters,High Ceilings,Recessed Lighting**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Dining Room	Main	8`11" x 6`2"	Living Room	Main	17`11" x 12`0"
Family Room	Basement	17`11" x 12`11"	Den	Basement	9`4" x 6`6"
Kitchen	Main	15`2" x 7`2"	Furnace/Utility Room	Basement	11`1" x 10`9"
Bedroom - Primary	Second	11`1" x 11`6"	Bedroom	Second	11`6" x 9`3"
Bedroom	Second	11`5" x 8`2"	2pc Bathroom	Main	7`3" x 4`0"
4pc Bathroom	Second	8`3" x 4`11"	Storage	Lower	7`3" x 6`11"

Legal/Tax/Financial

Condo Fee:
\$542

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-C1 d100

Legal Desc: **7510571**

Remarks

Pub Rmks: **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!**

Inclusions: **NA**
Property Listed By: **URBAN-REALTY.ca**

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









