



THE
A-TEAM

**RE/MAX
FIRST**

11010 BONAVENTURE Drive #912, Calgary T2J6S1

MLS®#: **A2194611**

Area: **Willow Park**

Listing Date: **02/13/25**

List Price: **\$399,999**

Status: **Active**

County: **Calgary**

Change: **-\$10k, 17-Apr**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Row/Townhouse

City/Town:

Calgary

Year Built:

1971

Lot Information

Lot Sz Ar:

Finished Floor Area

Abv Sqft:

758

Low Sqft:

Ttl Sqft:

758

Lot Shape:

DOM

66

Layout

Beds:

3 (2 1)

Baths:

1.5 (1 1)

Style:

2 Storey

Parking

Ttl Park:

1

Garage Sz:

Access:

Lot Feat:

Park Feat:

Front Yard

220 Volt Wiring,Assigned,Stall

Utilities and Features

Roof: **Tar/Gravel**

Heating: **Forced Air**

Sewer:

Ext Feat: **Private Entrance,Private Yard,Storage**

Construction:

Concrete,Stucco,Wood Frame

Flooring:

Carpet,Ceramic Tile,Vinyl Plank

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Dishwasher,Dryer,Electric Range,Microwave Hood Fan,Refrigerator,Washer

Int Feat:

Chandelier,No Animal Home,No Smoking Home,Quartz Counters,Storage

Utilities:

Room Information

Room

Dining Room

Living Room

Bedroom

2pc Bathroom

Furnace/Utility Room

Level

Main

Main

Second

Lower

Lower

Dimensions

29`9" x 25`8"

32`10" x 48`5"

32`3" x 27`11"

23`6" x 9`0"

17`6" x 20`6"

Room

Kitchen

4pc Bathroom

Bedroom - Primary

Bedroom

Level

Main

Second

Second

Lower

Dimensions

23`6" x 27`1"

15`10" x 25`8"

35`10" x 29`0"

32`3" x 41`7"

Condo Fee:
\$425

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-CG

Legal Desc: **8111679**

Remarks

Pub Rmks:

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 1070 sq. ft. of living space spread across three levels, this spacious three-bedroom townhouse features a beautiful maple kitchen with premium quartz countertops, brand-new triple-pane windows all over the house, enhancing both comfort and energy efficiency, designed to provide superior insulation and noise reduction, pots and hidden lights, new main door, New stainless steel appliances, luxury vinyl plank flooring and carpet through the three levels, flat ceilings, 5" baseboards and new doors. Furnace and hot water tank changed last few years. Enjoy your summer days on the fenced front 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:
Property Listed By:

N/A
Royal LePage Solutions

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













