

76, 10940 Bonaventure Drive SE  
Calgary, Alberta

MLS # A2213845



\$400,000

Division:	Willow Park		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,295 sq.ft.	Age:	1975 (50 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Assigned, Guest, Outside, Parking Lot, Parking Pad, Paved, Plug-In, See Remarks		
Lot Size:	-		
Lot Feat:	Back Yard, Front Yard, Landscaped, Lawn, Level, Other, Private, Rectangular		

Heating:	Central, Forced Air	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 575
Basement:	Full, Unfinished	LLD:	-
Exterior:	Wood Frame	Zoning:	M-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), See Remarks, Separate Entrance, Storage, Walk-In Closet(s)		

Inclusions: N/A

Welcome to #76, 10940 Bonaventure Drive SE in the desirable complex of "Hearthstone Place" with an outdoor pool and hot tub, bordering the Willow Park Golf & Country Club and Southcentre Mall! This well maintained 3-bedroom, 2.5-bathroom, end-unit townhouse, offers 1,295 square feet of developed above-grade living space, with two parking stalls, private east-facing backyard patio, and a full basement (unfinished, and awaiting your design ideas)! Notable features/upgrades here include: a 50-gallon hot water tank (approx. 2.5 years ago), refurbished furnace in 2024 (with thermostat replacement), laundry appliances (approx. 2 years ago), central vacuum system, newer paint throughout, newer lighting throughout, wood-burning fireplace with gas assist (recently WETT inspected), laminate/carpet/linoleum flooring, black and stainless steel kitchen appliances, newer kitchen sink, vinyl windows on the upper floor, and Hunter Douglas 2" white window treatments throughout. The bathrooms have newer plumbing fixtures, toilets, and renovated walk-in shower and tub/shower configurations. Exterior upgrades include siding, fascia, privacy fences, and asphalt roof shingles (approx. 3 years ago). The complex is cat-friendly with Board approval (sorry, no dogs), and welcomes residents of all ages! The monthly condo fees are \$574.81 and include fresh-water and waste-water utility services. Walking distance to absolutely all amenities and the C-Train! Don't miss out on this incredible property! Call now to book your showing!