

**504, 9930 Bonaventure Drive SE  
Calgary, Alberta**

**MLS # A2233253**



**\$394,900**

<b>Division:</b>	Willow Park		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,163 sq.ft.	<b>Age:</b>	1975 (50 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Carport, Driveway, See Remarks		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Front Yard, Lawn, Level, Low Ma		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 551
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	M-C1 d100
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Laminate Counters, No Animal Home, No Smoking Home, Recessed Lighting, Storage, Track Lighting, Vinyl Windows		

**Inclusions:** N/A

Welcome to your new home in beautiful Willow Park &mdash; a charming, move-in-ready townhome nestled in one of Calgary's most established communities. Imagine waking up every morning to the gentle warmth of the sun pouring into your south-facing backyard, with nothing but peaceful green space and mature trees stretching out behind you. Sip your morning coffee in total privacy, surrounded by birdsong and nature &mdash; no rear neighbors, just tranquility. Step inside and feel instantly at home in a bright, freshly painted space that's clean, welcoming, and filled with natural light. The spacious living room offers serene views of your private, fenced yard and the lush park beyond &mdash; a perfect setting for cozy evenings or lively summer BBQs with family and friends. Upstairs, you'll discover three spacious bedrooms &mdash; perfect for your growing family, overnight guests, or a dreamy work-from-home setup. The full basement adds even more space and flexibility &mdash; ideal for a home gym, theatre room, creative studio, or whatever your heart desires. Additional highlights include: A sun-drenched, south-facing backyard backing onto beautiful green space; Complete privacy with no rear neighbors; a private, fully fenced yard to relax or play; a convenient, covered carport & driveway that can fit two cars, so you're always steps from your front door; fresh paint throughout and a well-maintained, move-in-ready condition. Enjoy the unbeatable convenience of being just a short walk from the LRT, bus routes, and everyday essentials like Southcentre Mall, Walmart, Canadian Tire, and more. Parks, schools, libraries, and recreation centres are all close by, creating the perfect balance of city access and peaceful living. Whether you're starting out, growing your family, or simplifying life, this home

offers the perfect place to breathe, grow, and create lasting memories. Don't miss your chance to see it for yourself! Come experience the warmth and charm of Willow Park living — your perfect home awaits! Open House: Sunday, June 22 | 1:00 — 3:00 PM.