

1004, 11010 Bonaventure Drive SE  
Calgary, Alberta

MLS # A2256677



**\$339,900**

<b>Division:</b>	Willow Park		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	438 sq.ft.	<b>Age:</b>	1971 (54 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Plug-In, Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Front Yard, Level		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Flat Torch Membrane, Asphalt Shingle	<b>Condo Fee:</b>	\$ 371
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	M-CG d53
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Open Floorplan, Pantry, Stone Counters, Storage, Vaulted Ceiling(s), Vinyl Windows		

**Inclusions:** n/a

Welcome to this beautifully renovated bi-level townhouse condo in the highly sought-after community of Willow Park. Move-in ready and thoughtfully updated, this home offers a bright open-concept main floor, two spacious bedrooms and a full bathroom on the lower level, plus the convenience of an assigned parking stall right out front. Enjoy year-round comfort with the newly added air conditioning, along with extensive renovations throughout. The modern kitchen showcases quartz countertops, an undermount sink, stylish backsplash, and stainless steel appliances including a water and ice dispensing fridge, ceran top stove, over-the-range microwave, and deep-tub dishwasher. Additional updates include new vinyl plank, tile, and upgraded carpet flooring, newer baseboards, casings, doors, and hardware, as well as a redesigned stairwell with metal spindles and upgraded light fixtures. The bathroom has also been fully renovated with a custom quartz countertop, vanity, dual-flush toilet, and new tile, while newer windows and brand-new window coverings complete the package. This well-managed and pet-friendly complex (with board approval) offers low condo fees that include water. Ideally located, you are just steps away from Southcentre Mall, the Trico Centre, public library, C-Train, bus stops, schools, golf, and a wide range of shopping options. Offering the feel of a brand-new home in one of Calgary's most established and desirable communities, this property is perfect for first-time buyers, downsizers, or investors alike.