



**GRASSROOTS**  
REALTY GROUP

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**85, 10940 Bonaventure Drive SE  
Calgary, Alberta**

**MLS # A2243094**



**\$390,000**

<b>Division:</b>	Willow Park		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,212 sq.ft.	<b>Age:</b>	1975 (50 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Attached Carport, Off Street		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Few Trees, Front Yard, Low Main		

<b>Heating:</b>	Central, Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 580
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Mixed, Wood Frame	<b>Zoning:</b>	M-CG d53
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Beamed Ceilings, Built-in Features, Ceiling Fan(s), Central Vacuum, No Smoking Home, Storage		

**Inclusions:** A/C Unit, Extra Baseboards, Extra Vinyl Flooring, Storage units

Discover your ideal home in a stunning 3-bedroom, 1.5-bathroom townhouse in the vibrant Willow Park community of Calgary, Alberta. Spanning over 1,550 sq ft of well-maintained living space, this home features recent upgrades including a brand-new hot water tank, high-efficiency furnace, fresh paint, updated baseboards, and elegant dual sliding doors. The living room stands out with beautiful exposed beams and a cozy wood-burning fireplace, perfect for relaxing evenings. Enjoy a fully finished basement with extra storage and the convenience of a 2-car covered carport. Step outside to access an outdoor pool and hot tub, ideal for leisure and entertaining. Perfectly located across from South Centre Mall, this home offers proximity to shops, stores, walking paths, golf courses, and a wealth of amenities, with easy access to major highways and public transit. Don't miss out on this opportunity and call your favourite realtor today!