



GRASSROOTS
REALTY GROUP

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1004, 11010 Bonaventure Drive SE
Calgary, Alberta

MLS # A2256677



\$339,900

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

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Flat Torch Membrane, Asphalt Shingle	Condo Fee:	\$ 371
Basement:	Finished, Full	LLD:	-
Exterior:	Wood Frame	Zoning:	M-CG d53
Foundation:	Poured Concrete	Utilities:	-
Features:	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.