



GRASSROOTS
REALTY GROUP

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201, 11010 Bonaventure Drive SE
Calgary, Alberta

MLS # A2267269



\$265,000

Division:	Willow Park		
Type:	Residential/Other		
Style:	Bi-Level		
Size:	955 sq.ft.	Age:	1971 (54 yrs old)
Beds:	2	Baths:	1
Garage:	Stall		
Lot Size:	-		
Lot Feat:	Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 371
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	M-CG d53
Foundation:	Poured Concrete	Utilities:	-
Features:	Beamed Ceilings, No Animal Home, No Smoking Home, Vinyl Windows		

Inclusions: stove, Fridge, Washer, Dryer

Discover the ideal blend of comfort, style, and convenience in this beautifully updated 2-bedroom bi-level townhome, perfectly positioned in one of Calgary's most sought-after locations. Fresh & Modern Updates. Step inside to find brand new carpet and fresh paint throughout, creating a clean, move-in-ready canvas for your personal touch. The home features vaulted ceilings and newer windows that flood the space with natural light while enhancing energy efficiency, and an upgraded bathroom thoughtfully positioned between both bedrooms for maximum convenience. Thoughtful Design & FunctionalityThe laundry room is strategically located adjacent to the bathroom, making household chores a breeze. Enjoy the airy ambiance created by oversized windows that add a sense of spaciousness and elegance to your living areas. Private Outdoor Retreat Your own private yard provides the perfect space for relaxation, entertaining, or gardening, complete with a storage shed to keep your outdoor essentials organized and accessible. Unbeatable Location - This home truly offers the best of urban living with everything you need just moments away: Trico Centre for fitness and recreation Southcentre Mall for premier shopping and dining Willow Park Village for boutique shopping experiences Banks of major institutions for your financial needs Public Library for community connection and resources Grocery stores for everyday convenience Whether you're a first-time buyer, downsizing, or looking for an investment opportunity, this well-maintained townhome offers exceptional value in a prime location. Don't miss your chance to call this wonderful property home! Did I mention its LOW Condo Fees