



**106, 12505 Bonaventure Drive SE
Calgary, Alberta**

MLS # A2277783



\$399,000

Division:	Lake Bonavista		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,172 sq.ft.	Age:	1998 (28 yrs old)
Beds:	2	Baths:	2
Garage:	Off Street, Parkade, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	In Floor, Fireplace(s)	Water:	-
Floors:	Carpet, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 1,038
Basement:	None	LLD:	-
Exterior:	Brick, Composite Siding	Zoning:	M-C1 d75
Foundation:	-	Utilities:	-
Features:	Ceiling Fan(s), High Ceilings, No Smoking Home, Pantry, Storage, Walk-In Closet(s)		
Inclusions:	Wall Mounted TV Brackets		

Welcome to the Chateaux of Bonavista, where this bright corner ground-floor condo delivers space, comfort, and flexibility in a well-managed complex. A generous foyer with a large closet offers an inviting entrance before leading into the functional kitchen, complete with full-size appliances, garburator, ample cabinetry, and a full pantry for excellent storage. The spacious dining area anchors the home and flows effortlessly into the living room, where a gas fireplace adds warmth and sliding doors open to a large private patio. Clean, fresh flooring and infloor heating throughout enhance the home's bright, well-cared-for feel. Tucked behind the main living area is a versatile flex room—ideal for a home office, hobby space, or reading nook. A hallway leads to the private sleeping quarters, beginning with a full bathroom for guests, followed by a generous secondary bedroom with great natural light and closet space. The primary suite features a walk-in closet, a private 3-piece ensuite, and peaceful views overlooking the patio and green space. The outdoor patio is a standout feature, offering a fenced, landscaped area that connects directly to the condo's green space—perfect for relaxing, entertaining, or giving young ones a safe place to play. This home is completed with two deeded underground parking stalls, a large storage locker, underground guest parking, and an excellent reserve fund. Located in the heart of Lake Bonavista, residents enjoy community atmosphere, mature trees, top-rated schools, nearby shopping and dining, and easy access to major roadways—making this one of Calgary's most desirable communities to call home.