



**704, 11010 Bonaventure Drive SE
Calgary, Alberta**

MLS # A2289229



\$315,000

Division:	Willow Park		
Type:	Residential/Five Plus		
Style:	Bi-Level		
Size:	503 sq.ft.	Age:	1971 (55 yrs old)
Beds:	2	Baths:	1
Garage:	Assigned, Stall		
Lot Size:	-		
Lot Feat:	Front Yard, Level, Private		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Hardwood, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 380
Basement:	Full	LLD:	-
Exterior:	Metal Siding , Stucco, Wood Frame	Zoning:	M-CG d53
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Granite Counters, No Animal Home, No Smoking Home, Open Floorplan, Storage		

Inclusions: N/A

Welcome to this beautifully updated 2-bedroom townhouse, featuring a stunningly renovated bathroom, offered at \$315,000 - a fantastic opportunity for first-time buyers or investors in the highly sought-after Willow Park community. This bright, open-concept home boasts a spacious living and dining area filled with natural light, creating a warm and inviting atmosphere. The kitchen is finished with granite countertops, a brand-new refrigerator, and a raised breakfast bar that adds extra seating and a casual gathering space - ideal for morning coffee, quick meals, or entertaining guests. Just beyond the kitchen, the living room offers a comfortable and functional layout with plenty of space for your sectional and entertainment setup, making it easy to unwind at the end of the day or host family and friends. Fresh paint throughout adds a clean, modern touch, while elegant hardwood flooring enhances the upper level. The basement offers two generously sized rooms with large windows that flood the space with natural light. Modern luxury vinyl plank flooring and a fully renovated bathroom with convenient in-suite laundry create a comfortable and versatile lower level. With no carpet throughout, this home is stylish, low-maintenance, and truly move-in ready. Step outside to your enclosed and private patio - a perfect space to relax and unwind, while also offering the flexibility for new owners to have a pet. Additional highlights include a spacious storage room, an assigned parking stall, and visitor parking just steps from the front door. Ideally located near excellent schools, including St. William School and Acadia School, and within walking distance to Southcentre Mall, Safeway, the Calgary Public Library, transit, and the LRT, this home offers unbeatable convenience. Schedule your private showing today and experience the exceptional value this home has to offer!