



**203, 12505 Bonaventure Drive SE
Calgary, Alberta**

MLS # A2289481



\$399,900

Division:	Lake Bonavista		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,190 sq.ft.	Age:	1998 (28 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating: In Floor, Fireplace(s)

Water: -

Floors: Hardwood

Sewer: -

Roof: -

Condo Fee: \$ 1,054

Basement: -

LLD: -

Exterior: Brick, Composite Siding

Zoning: M-C1 d75

Foundation: -

Utilities: -

Features: Ceiling Fan(s), Crown Molding, Elevator, Granite Counters, High Ceilings, No Animal Home, No Smoking Home

Inclusions: N/A

A RARE OPPORTUNITY TO PURCHASE A UNIT IN THE HIGHLY SOUGHT AFTER CHATEAUX BONAVISTA...A very quiet building with only 18 units. This 2 bedroom, 2 bathroom with a den/flex room corner unit is located on the 2nd floor with a private Southwest facing balcony overlooking a green space. The main floor features plank engineered hardwood flooring throughout, In-floor heating, gas fireplace, high ceilings with crown mouldings and high baseboards. The kitchen offers granite countertops, under counter lighting, walk-in pantry and \$15,000 spent on new stainless steel appliances which includes the stove, dishwasher, microwave, washer and dryer. The primary bedroom is very large and has a 4 pcs ensuite with a separate shower and tub and a walk-in closet. This home comes with 2 titled underground parking stalls with a large storage locker and includes underground visitor parking. Lake Bonavista is an amazing community, walking distance to parks, South Centre Mall, schools, restaurants and shops.