



**702, 9930 Bonaventure Drive SE
Calgary, Alberta**

MLS # A2302476



\$360,000

Division:	Willow Park		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,233 sq.ft.	Age:	1975 (51 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Stall		
Lot Size:	-		
Lot Feat:	Back Yard, Garden		

Heating:	Forced Air, Humidity Control, Natural Gas	Water:	-
Floors:	Ceramic Tile, Linoleum, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 535
Basement:	Full	LLD:	-
Exterior:	Stucco	Zoning:	M-C1 d100
Foundation:	Poured Concrete	Utilities:	-
Features:	Chandelier, Laminate Counters, No Animal Home, No Smoking Home, Vinyl Windows		
Inclusions:	None		

Welcome to this charming townhouse in the vibrant and well-established community of Willow Park, offering a fantastic opportunity to personalize and add value. With a functional layout, a fully finished basement, and a private outdoor space, this home is perfect for buyers looking to create something truly their own. The main floor features a bright and practical kitchen with ample cabinetry and workspace, opening into comfortable living and dining areas filled with natural light. While the home would benefit from some updates, it provides a solid foundation and great layout to bring your vision to life. Upstairs, the primary bedroom offers a generous retreat with plenty of closet space, along with additional bedrooms that are well-sized for family, guests, or a home office. The fully finished basement adds valuable living space, ideal for a recreation room, home gym, media area, or additional workspace—giving you flexibility to suit your lifestyle needs. Recent mechanical upgrades provide added comfort and peace of mind, including a newly installed furnace with a humidifier, a water softener, and a reverse osmosis (RO) system, offering improved air quality, water quality, and overall efficiency. step outside to enjoy your private, fenced backyard, perfect for relaxing, gardening, or creating your own outdoor oasis. Whether you're entertaining or simply unwinding, this space offers great potential. Parking is conveniently located Infront of the townhouse and comes with 2 assigned stalls and visitor parking nearby. Located just steps from a large park with playgrounds and sports fields, and offering quick access to the C-Train, shopping, schools, and everyday amenities including Southcentre Mall and major grocery stores, this home delivers both lifestyle and location. A great opportunity in Willow Park for first-time buyers, investors, or anyone looking to renovate and

build equity in a sought-after community.