



GRASSROOTS
REALTY GROUP

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**912, 11010 Bonaventure Drive SE
Calgary, Alberta**

MLS # A2194611



\$399,999

Division:	Willow Park		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	758 sq.ft.	Age:	1971 (54 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	220 Volt Wiring, Assigned, Stall		
Lot Size:	-		
Lot Feat:	Front Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Tar/Gravel	Condo Fee:	\$ 425
Basement:	Finished, Full	LLD:	-
Exterior:	Concrete, Stucco, Wood Frame	Zoning:	M-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Chandelier, No Animal Home, No Smoking Home, Quartz Counters, Storage		

Inclusions: N/A

Presenting a charming townhouse in the heart of Willow Park—IDEALLY LOCATED! Within walking distance of South Center Mall, Trico Center, schools, Fish Creek park and more. This home boasts a rare blend of value and upgrades throughout. With nearly 1070 sq. ft. of living space spread across three levels, this spacious three-bedroom townhouse features a beautiful maple kitchen with premium quartz countertops, brand-new triple-pane windows all over the house, enhancing both comfort and energy efficiency, designed to provide superior insulation and noise reduction, pots and hidden lights, new main door, New stainless steel appliances, luxury vinyl plank flooring and carpet through the three levels, flat ceilings, 5" baseboards and new doors. Furnace and hot water tank changed last few years. Enjoy your summer days on the fenced front yard with an extra covered/secured outdoor storage. This Jewel in Willow Park with low condo fees which includes water in addition to the regular condo fees services will find you walking to a shopping center, schools, parks, restaurants, a gym, and a golf course. All renovations comply with the City of Calgary building code requirements, with permits in place. Don't miss out on viewing the virtual tour in the listing and contact your favorite realtor today for a private showing!