



GRASSROOTS
REALTY GROUP

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406, 11010 Bonaventure Drive SE
Calgary, Alberta

MLS # A2203160



\$385,900

Division:	Willow Park		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	792 sq.ft.	Age:	1971 (54 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Assigned, Outside, Stall		
Lot Size:	-		
Lot Feat:	Low Maintenance Landscape		

Heating:	Mid Efficiency, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 424
Basement:	Finished, Full	LLD:	-
Exterior:	Wood Frame, Wood Siding	Zoning:	M-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, Storage, Vinyl Windows		

Inclusions: N/A

Welcome to this beautifully updated 3 bedroom, 1.5 bathroom townhouse located in the highly sought after community of Willow Park. Offering the perfect combination of comfort, style, and convenience, this home is ideal for first time buyers, downsizers, investors, or anyone seeking a low-maintenance property in a prime location. Situated just across from South Centre Mall, this updated townhome boasts a brand new front entry door, fresh paint, and triple pane windows. Upon entering, down a few stairs you will find a generously sized bedroom with ample natural light, a laundry area, and a newly updated half bathroom. This level also includes your own furnace, a newer hot water tank, and additional storage under the stairs. The main level welcomes you with an open concept living space, complete with sleek vinyl plank flooring and an open galley style kitchen. The cozy, south facing living room is filled with natural light, creating a warm and inviting atmosphere perfect for both relaxation and entertaining. The adjacent dining area offers plenty of space for family meals and gatherings. The updated kitchen is equipped with a stainless steel Ceran top stove, a full tile backsplash, a newer fridge, dishwasher, and stylish countertops with ample cabinet storage. Upstairs, you'll discover two nice sized bedrooms and a spacious, modern 4 piece bathroom. Step outside to your private, fenced front patio, an ideal space for outdoor entertaining or unwinding in your own personal oasis. The townhouse also includes a large, attached storage room, perfect for keeping larger belongings organized. Located just minutes from shopping, restaurants, parks, and schools, Willow Park offers an unbeatable blend of urban convenience with a suburban feel. With easy access to major roadways, you're just a short drive from downtown Calgary and all it has to offer.

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