



GRASSROOTS
REALTY GROUP

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**403, 9930 Bonaventure Drive SE
Calgary, Alberta**

MLS # A2204904



\$409,900

Division:	Willow Park		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,239 sq.ft.	Age:	1975 (50 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Parking Pad, Stall		
Lot Size:	-		
Lot Feat:	See Remarks		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 535
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	M-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s)		

Inclusions: shed in the backyard

This well-designed home offers both practicality and convenience, featuring a spacious living room with sliding glass doors that open to a fenced backyard and deck—perfect for barbecues and gatherings with family and friends. The main floor includes a convenient two-piece bathroom, while the upper level boasts three bedrooms and a 4-piece bathroom, with the master bedroom offering his-and-hers closets and ample space for dressers or a desk. The fully developed basement adds versatility with two additional rooms and a 3-piece bathroom, ideal for a home office, recreation area, workout space, or home theatre. This home also includes two parking stalls, providing added convenience for homeowners and guests. Situated in a prime location, it is within walking distance of a shopping center and just a 5-minute drive to Southcentre Mall, the library, recreation facilities, athletic fields, and schools. Quick access to major roads like Macleod Trail and Anderson Road, as well as Highway 2, ensures seamless connectivity to the rest of the city. Don't miss this opportunity to own a home that perfectly balances comfort, functionality, and an unbeatable location!