

\$379,900 - 90, 10940 Bonaventure Drive Se, Calgary

MLS® #A2075687

\$379,900

3 Bedroom, 3.00 Bathroom, 1,194 sqft

Residential on 0.00 Acres

Willow Park, Calgary, Alberta

Incredible opportunity to own this amazing townhome backing onto a green space, with peek-a-boo views of the Willow Park golf course from the upstairs! Conveniently located across from Southcentre Mall and within walking distance to the C-train. Close to parks, schools, and all amenities, and only a 20-minute drive to the downtown core. This home boasts a large foyer with plenty of closet space and a kitchen that has ample cabinet and counter space. There is plenty of room for a kitchen table or extra island in the kitchen area. All of the stainless-steel appliances have been recently updated. Stove 2023, Fridge 2019, Dishwasher 2020. The main level has a half-bath, and a large living room/dining room combination that features a corner wood fireplace. All flooring has been replaced within the last 5 years, all window coverings were installed in 2019, and the entire home was painted in a neutral color, also in 2019. Sliding patio doors exit to a large partially fenced yard that backs onto trees and greenery and is very private. Carport in front can park two cars easily, and there is lots of visitor parking close to the unit. Upstairs features 3 bedrooms including a large master with walk-in closet and 4 pce ensuite. Another 4 pce bath upstairs has had recent updates, including a walk-in shower with new surround. The extra bedrooms are very spacious. The fully developed basement has a large rec room and separate utility room with tons of storage space. The furnace and hot water tank have



been well-maintained and serviced regularly. Windows were all replaced in 2019 as well as the front door replaced and widened in 2019. The siding and fascia have all been replaced in 2023, with the final stages of the project currently just finishing up. The complex is extremely well managed and has tremendous appeal with all the trees and shrubs. Also enjoy the swimming pool and the hot tub in the complex which is included in the condo fees.

Built in 1975

Essential Information

MLS® #	A2075687
Price	\$379,900
Sold Price	\$370,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,194
Acres	0.00
Year Built	1975
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Sold

Community Information

Address	90, 10940 Bonaventure Drive Se
Subdivision	Willow Park
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2J5L8

Amenities

Amenities	Outdoor Pool
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Parking Spaces	2
Parking	Attached Carport, Covered, Front Drive

Interior

Interior Features	No Smoking Home, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Microwave, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	None
Lot Description	Backs on to Park/Green Space, Landscaped, Treed
Roof	Asphalt Shingle
Construction	Brick, Cedar, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 7th, 2023
Date Sold	November 22nd, 2023
Days on Market	76
Zoning	M-CG d53
HOA Fees	0.00

Listing Details

Listing Office	DIAMOND REALTY & ASSOCIATES LTD.
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