

**1101, 11010 Bonaventure Drive SE
Calgary, Alberta**

MLS # A2307957



\$300,000

Division:	Willow Park		
Type:	Residential/Five Plus		
Style:	Bi-Level		
Size:	420 sq.ft.	Age:	1971 (55 yrs old)
Beds:	2	Baths:	1
Garage:	Stall		
Lot Size:	-		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Level		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Hardwood	Sewer:	-
Roof:	Asphalt, Membrane	Condo Fee:	\$ 366
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	M-CG d53
Foundation:	Poured Concrete	Utilities:	-
Features:	Beamed Ceilings, High Ceilings, Kitchen Island, No Animal Home, See Remarks		

Inclusions: na

Private Golf Course Backyard | Move-In Ready 2-Bed Bi-Level Townhouse in Willow Park Imagine waking up to peaceful golf course views, enjoying your morning coffee on a private deck, and never worrying about yard work again. This beautifully updated 2-bedroom townhouse (approx. 900 sq ft) offers the perfect blend of comfort, style, and low-maintenance living — ideal for First-time buyers or downsizers seeking a serene retreat in desirable Willow Park. Step inside to an inviting open-concept main floor with soaring exposed wood beams that add warmth and character. The heart of the home is the modern kitchen, complete with a generous island perfect for casual meals, homework, or entertaining. Stainless steel appliances, plenty of cabinet space, and a clean, industrial-inspired design make meal prep a joy. The bright living and dining area is drenched in natural light and frames stunning golf course views through large windows. Just outside, your private deck is the perfect spot to unwind, grill, or simply soak in the tranquility of the green space behind you — true privacy that feels like a much more expensive home. Downstairs, you’ll find two generously sized bedrooms with large windows, a fully renovated bathroom, and convenient in-suite laundry. Everything feels fresh, functional, and move-in ready. Assigned parking stall right near your door + visitor parking, Dedicated storage room, Low-maintenance lifestyle with no big lawn to care for Located in the heart of Willow Park, you’re steps to everything that makes daily life easy: Southcentre Mall, Safeway, excellent transit, and the LRT. Quick access to major routes means you can be anywhere in the city in minutes, yet you come home to a quiet, private setting every day. Whether you’re buying your first home or downsizing into something smarter and more enjoyable, this

golf course-backed townhouse delivers exceptional value, lifestyle, and peace of mind.