

**702, 9930 Bonaventure Drive SE
Calgary, Alberta**

MLS # A2315588



\$344,900

Division:	Willow Park		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,233 sq.ft.	Age:	1975 (51 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Stall		
Lot Size:	-		
Lot Feat:	Back Yard, Garden		

Heating:	Forced Air, Humidity Control, Natural Gas	Water:	-
Floors:	Ceramic Tile, Linoleum, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 535
Basement:	Full	LLD:	-
Exterior:	Stucco	Zoning:	M-C1 d100
Foundation:	Poured Concrete	Utilities:	-
Features:	Chandelier, Laminate Counters, No Animal Home, No Smoking Home, Vinyl Windows		

Inclusions: none

The layout? Solid. The kind that actually makes sense. The main floor flows naturally from the functional kitchen into bright living and dining areas, with plenty of natural light throughout the space — no awkward wasted corners or “what was the builder thinking here?” moments. Upstairs, you’ll find a generous primary bedroom along with well-sized secondary rooms perfect for kids, guests, or a home office that may or may not occasionally double as a laundry-folding station. There’s also enough storage to keep everyday life reasonably organized. The basement is fully finished and adds valuable extra living space. Recreation room, home gym, media area, playroom, work-from-home setup — the flexibility is there depending on your lifestyle. And here’s what buyers will actually appreciate: many of the important mechanical upgrades are already done. The home features a newer furnace with humidifier, water softener, reverse osmosis system, along with newer washer and dryer. The expensive behind-the-scenes items that aren’t always exciting to buy — but are very exciting not to replace. Outside, the private fenced backyard offers a great setup for summer evenings, gardening, entertaining, or simply enjoying your morning coffee while pretending you’re going to start landscaping projects this year. You’ll also appreciate having two assigned parking stalls directly out front, plus nearby visitor parking — because circling for parking loses its charm very quickly in winter. Located steps from a massive park with playgrounds and sports fields, and with quick access to the C-Train, Southcentre Mall, schools, groceries, restaurants, and everyday amenities, the location offers the convenience that makes Willow Park such a consistently desirable

community. First-time buyer, savvy investor, or someone who finally wants to renovate their way instead of living inside someone else's choices — this is your move. Willow Park doesn't go on sale often. This one does. Please Note some of the pictures are Virtually Staged.