



**GRASSROOTS**  
REALTY GROUP

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**34, 9908 Bonaventure Drive SE  
Calgary, Alberta**

**MLS # A2333760**



**\$489,900**

|                  |                                                                      |               |                   |
|------------------|----------------------------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Willow Park                                                          |               |                   |
| <b>Type:</b>     | Residential/Five Plus                                                |               |                   |
| <b>Style:</b>    | 2 Storey                                                             |               |                   |
| <b>Size:</b>     | 1,184 sq.ft.                                                         | <b>Age:</b>   | 1976 (50 yrs old) |
| <b>Beds:</b>     | 3                                                                    | <b>Baths:</b> | 2 full / 1 half   |
| <b>Garage:</b>   | Assigned, Driveway, Parking Pad, Paved, Stall                        |               |                   |
| <b>Lot Size:</b> | -                                                                    |               |                   |
| <b>Lot Feat:</b> | Back Yard, Garden, Level, Low Maintenance Landscape, Rectangular Lot |               |                   |

|                    |                                                                                                                |                   |          |
|--------------------|----------------------------------------------------------------------------------------------------------------|-------------------|----------|
| <b>Heating:</b>    | Fireplace(s), Forced Air, Natural Gas, Wood                                                                    | <b>Water:</b>     | -        |
| <b>Floors:</b>     | Tile, Vinyl Plank                                                                                              | <b>Sewer:</b>     | -        |
| <b>Roof:</b>       | Asphalt Shingle                                                                                                | <b>Condo Fee:</b> | \$ 388   |
| <b>Basement:</b>   | Full                                                                                                           | <b>LLD:</b>       | -        |
| <b>Exterior:</b>   | Brick, Concrete, Wood Frame, Wood Siding                                                                       | <b>Zoning:</b>    | M-CG d62 |
| <b>Foundation:</b> | Poured Concrete                                                                                                | <b>Utilities:</b> | -        |
| <b>Features:</b>   | Ceiling Fan(s), Chandelier, No Animal Home, No Smoking Home, Quartz Counters, Recessed Lighting, Vinyl Windows |                   |          |
| <b>Inclusions:</b> | None                                                                                                           |                   |          |

Welcome to your new home! Ready to move-in FABULOUS newly renovated 2-storey townhouse condo in the desirable community of Willow Park! NEW items include kitchen cabinets with quartz countertop & under-mount sinks, backsplashes, SS appliances including OTR microwave, water & ice dispensing fridge, ceran top stove, deep tub dishwasher. ALL new flooring: luxurious vinyl planks (LVP) & tiles in the bathroom. ALL new baseboards, casings, doors & hardware, EVERY wall & ceiling completely restored & repainted. Bathrooms have NEW toilet, tile, vanity, sink & customized quartz countertop. Opened stairwell with metal spindles, new light fixtures, brand new Washer & Dryer... the list goes on... This home is beautiful & meticulously done with very good layout & no wasted space in all 3 levels. Enjoy every inch inside, as well as outside in your own backyard (without the hassle of mowing your backyard lawn!). Well-managed Condo with Low condo fees, pet-friendly (with Board Approval), and assigned parking stall right out front (with option to rent another stall), plus visitor parking nearby for guests. Conveniently located just across the street from Canadian Tire, walking distance to Walmart & Superstore. Close to Schools, Southcentre Mall, Public Library, Golf, Trico Centre, C-train LRT Stations & bus stops, restaurants & much more. Like having a brand new home in an established community... how perfect & convenient! Don't miss out!