

# \$399,900 - 403, 9930 Bonaventure Drive Se, Calgary

MLS® #A2204904

**\$399,900**

3 Bedroom, 3.00 Bathroom, 1,239 sqft

Residential on 0.00 Acres

Willow Park, Calgary, Alberta

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!

Built in 1975

## Essential Information

MLS® #                   A2204904

Price                     \$399,900



|                |               |
|----------------|---------------|
| Bedrooms       | 3             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,239         |
| Acres          | 0.00          |
| Year Built     | 1975          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                                |
|-------------|--------------------------------|
| Address     | 403, 9930 Bonaventure Drive Se |
| Subdivision | Willow Park                    |
| City        | Calgary                        |
| County      | Calgary                        |
| Province    | Alberta                        |
| Postal Code | T2J 4L4                        |

### Amenities

|                |                                    |
|----------------|------------------------------------|
| Amenities      | Playground, Trash, Visitor Parking |
| Parking Spaces | 2                                  |
| Parking        | Parking Pad, Stall                 |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | Ceiling Fan(s)   |
| Appliances        | Dishwasher, Electric Stove, Range Hood, Refrigerator, Washer/Dryer, Window Coverings |
| Heating           | Forced Air, Natural Gas  |
| Cooling           | None   |
| Has Basement      | Yes  |
| Basement          | Finished, Full   |

### Exterior

|                   |  |
|-------------------|--|
| Exterior Features | Private Entrance, Private Yard, Playground |
| Lot Description   | See Remarks                                |
| Roof              | Asphalt Shingle                            |
| Construction      | Stucco, Wood Frame                         |

|            |                 |
|------------|-----------------|
| Foundation | Poured Concrete |
|------------|-----------------|

### **Additional Information**

|             |                 |
|-------------|-----------------|
| Date Listed | April 2nd, 2025 |
|-------------|-----------------|

|                |    |
|----------------|----|
| Days on Market | 50 |
|----------------|----|

|        |      |
|--------|------|
| Zoning | M-C1 |
|--------|------|

### **Listing Details**

|                |        |
|----------------|--------|
| Listing Office | WExcel |
|----------------|--------|

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