302 9930 Bonaventure Drive SE

Calgary | Active | MLS® A2349493

$379,999









Bedrooms	Bathrooms	Year Built	Living area
3	**2**	**1975**	**1,258.74 sq. ft.**

Your next move starts with a conversation.

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Listed by The Real Estate District

A closer look

A rare opportunity to own a beautifully updated 2-storey townhome in the sought-after community of Willow Park. This peaceful retreat combines quiet residential living with convenient access to Macleod Trail, Walmart, Southcentre Mall, shopping, restaurants, parks and transit.

Thoughtfully upgraded throughout, the home features a refreshed kitchen with additional cabinetry, new electrical outlets and brand-new kitchen appliances installed in 2024. Major recent improvements also include central A/C with a smart thermostat and a new hot water tank, both added in 2024. An attic insulation top-up was also completed in recent months, adding to the home's comfort and energy efficiency. Fresh paint and additional updates throughout create a clean, modern and move-in-ready feel.

The spacious main floor offers a bright living area, dining space and convenient half bath, while the upper level features three bedrooms, including a generous primary bedroom, and a full bathroom. The partially finished basement provides flexible space for a home office, gym or recreation room, along with laundry, storage and a utility sink.

Outside, enjoy your private backyard and the exceptional convenience of an attached carport plus a second parking stall directly in front of the home-two parking spaces right at your doorstep.

A thoughtfully updated home offering central A/C, 2024 appliances, a new hot water tank, upgraded attic insulation, excellent parking and a prime Willow Park location. A rare combination of comfort, upgrades and convenience in SE Calgary.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2349493
Bedrooms	3
Bathrooms	2
Year Built	1975
Property Type:	Residential
Property Sub Type:	Row/Townhouse
Condo Type:	Conventional Condo
Transaction Type:	For Sale
Suite:	No

Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	2 Storey
Total Living Area:	1,258.74 sq. ft.
Main Level Finished Area:	628.8 sq. ft.
Upper Level Finished Area:	629.94 sq. ft.
Below Grade Finished Area:	599.22 sq. ft.
Condo Fee:	$551.47
Condo Fee Includes:	Amenities of HOA/Condo, Common Area Maintenance, Insurance, Maintenance Grounds, Parking, Professional Management, Reserve Fund Contributions, Sewer, Snow Removal, Trash
Lot Area:	16,533 sq. ft.
Front Exposure:	South
Entry Level:	1
Levels:	Two
End Unit:	2+ Common Walls
Total Rooms Above Grade:	7
Year built:	1975 (Age: 51)
Bedrooms:	3 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	0
Bedrooms Below Grade:	0
Bathrooms:	2.0 (Full:1, Half:1)
Num Ensuite Baths:	0
Plan:	7510571
Heating:	Forced Air
Basement:	Full, Partially Finished, None

Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Stucco, Wood Frame
Structure Type:	Five Plus
Roof:	Asphalt Shingle
Ensuite:	No
Flooring:	Carpet, Ceramic Tile, Hardwood
Cooling:	Central Air
Fireplaces:	0
Garage:	No
Garage Spaces:	2
Parking:	Attached Carport, Covered, Driveway
Parking Covered:	1
Parking Places:	2
Parking Total/Covered:	2 / 1
Laundry Features:	In Basement
Condo Fee Frequency:	Monthly
City Quadrant:	Southeast
Condo Name:	Willow Glen
Community:	Willow Park
Amenities:	Other, Visitor Parking
Appliances:	Dishwasher, Dryer, Electric Stove, Refrigerator, Washer
Inclusions:	Smart thermostat, hood fan, primary bedroom wardrobe, shed, workbench in the basement, curtains, and window coverings.
Restrictions:	Utility Right Of Way
Pets Allowed:	Restrictions, Cats OK, Dogs OK, Yes

Main Floor	Dining Room · 9'2" × 5'1" ·
Main Floor	Foyer · 9'2" × 5'7" ·
Main Floor	Kitchen · 15'3" × 7'5" ·
Main Floor	Living Room · 17'10" × 13'11" ·
Upper Level	Bedroom · 11'9" × 8'3" ·
Upper Level	Bedroom · 11'9" × 9'4" ·
Upper Level	Bedroom - Primary · 18' × 11'7" ·
Basement	Game Room · 17'10" × 13'1" ·
Basement	Other · 17'10" × 17'10" ·
Title to Land:	Fee Simple
Community Features:	Golf, Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Walking/Bike Paths
Interior Features:	No Smoking Home, See Remarks, Soaking Tub
Exterior Features:	Private Yard
Patio And Porch Features:	Patio
Lot Features:	Back Yard, Level, Rectangular Lot
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone S
Zoning:	M-C1 d100
Listed Date:	Oct 01, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/302-9930-bonaventure-drive-se-calgary-a2349493/

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