# 403 11010 Bonaventure Drive SE

Calgary | Active | MLS® A2336357

**$312,900**









| Bedrooms | Bathrooms | Year Built | Living area |
|---|---|---|---|
| **3** | **2** | **1971** | **777.5 sq. ft.** |

## Your next move starts with a conversation.

**403-830-5152 | tiwana@maltiwana.ca**

Listed by 2% Realty

# A closer look

Attractively priced below the City’s assessed value, this is a rare opportunity to own a well-maintained 2 storey townhouse in the established community of Willow Park. Ideally located with green space directly in front and additional green spaces throughout the complex, this home offers a pleasant setting in a convenient south Calgary location. The home offers nearly 800 sq ft above grade plus about 300 sq ft of finished basement space. The main floor features a comfortable living room, dining area and an updated kitchen. Natural light fills the main level, creating a warm and inviting space to relax or entertain. Upstairs are two bedrooms and an updated full bathroom. Recent improvements include fresh interior paint, new carpeting, new Dante® Luxury Vinyl Plank flooring in the entrance landing and bathrooms, and some updated double pane, dual insulated Low E windows. Downstairs the finished basement offers flexible space to suit your needs, third bedroom, half bathroom, laundry area and additional storage space. The home also features a high-efficiency furnace. Outside, there is a large fully fenced private south facing patio, perfect to unwind after a long day or host friends on a summer evening, along with a separate private storage room. This home also includes an assigned parking stall. Step out your door and you’re minutes from shopping, schools, parks, restaurants, transit and everything Willow Park has to offer. With Southcentre Mall, Fish Creek Library, Trico Centre and Anderson C-Train Station all within walking distance. With its practical layout, finished basement, private outdoor space and convenient Willow Park location, this home is a solid option for a first time buyer, young family, downsizer, or investor. Call today to book your viewing!

# Property details

| | |
|---|---|
| **Status** | Active |
| **Prop. Type** | Residential |
| **MLS® Num** | A2336357 |
| **Bedrooms** | 3 |
| **Bathrooms** | 2 |
| **Year Built** | 1971 |
| **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:** | 777.5 sq. ft. |
| **Main Level Finished Area:** | 407.4 sq. ft. |
| **Upper Level Finished Area:** | 370.1 sq. ft. |
| **Below Grade Finished Area:** | 305.7 sq. ft. |
| **Condo Fee:** | $435.24 |
| **Condo Fee Includes:** | Common Area Maintenance, Insurance, Maintenance Grounds, Parking, Professional Management, Reserve Fund Contributions, Sewer, Snow Removal, Trash, Water |
| **Front Exposure:** | South |
| **Entry Level:** | 1 |
| **Levels:** | Two |
| **End Unit:** | 2+ Common Walls |
| **Total Rooms Above Grade:** | 5 |
| **Year built:** | 1971 (Age: 55) |
| **Bedrooms:** | 3 (Above Grd: 2) |
| **Bedrooms Above Grade:** | 2 |
| **Bedrooms On Main:** | 0 |
| **Bedrooms Below Grade:** | 1 |
| **Bathrooms:** | 2.0 (Full:1, Half:1) |
| **Num Ensuite Baths:** | 0 |
| **Plan:** | 8111679 |
| **Heating:** | Forced Air |
| **Basement:** | Full, Finished, None |
| **Foundation:** | Poured Concrete |
| **New Constr.:** | No |
| **Construction Material:** | Metal Siding, Wood Frame |

| | |
|---|---|
| **Structure Type:** | Five Plus |
| **Roof:** | Asphalt Shingle, Membrane |
| **Ensuite:** | No |
| **Flooring:** | Carpet, Laminate, Vinyl Plank |
| **Cooling:** | None |
| **Fireplaces:** | 0 |
| **Garage:** | No |
| **Parking:** | Assigned, Stall |
| **Parking Places:** | 1 |
| **Parking Total/Covered:** | 1 / - |
| **Laundry Features:** | In Basement |
| **Condo Fee Frequency:** | Monthly |
| **City Quadrant:** | Southeast |
| **Condo Name:** | Willow Court Green |
| **Community:** | Willow Park |
| **Amenities:** | Park, Parking, Visitor Parking |
| **Appliances:** | Electric Range, Refrigerator, Washer/Dryer, Window Coverings |
| **Inclusions:** | N/A |
| **Restrictions:** | Pet Restrictions or Board approval Required |
| **Pets Allowed:** | Restrictions |
| **Main Floor** | Kitchen · 7'5" × 6'2" · |
| **Main Floor** | Living Room · 14' × 10'1" · |
| **Main Floor** | Dining Room · 10'1" × 9' · |
| **Upper Level** | Bedroom · 10' × 8'11" · |
| **Upper Level** | Bedroom - Primary · 11' × 9'1" · |
| **Basement** | Laundry · 5'5" × 3' · |

| | |
|---|---|
| **Basement** | Bedroom · 13' × 10'1" · |
| **Basement** | Walk-In Closet · 6'1" × 4'3" · |
| **Title to Land:** | Fee Simple |
| **Community Features:** | Golf, Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Walking/Bike Paths |
| **Interior Features:** | Beamed Ceilings, Ceiling Fan(s) |
| **Exterior Features:** | Private Entrance, Private Yard, Storage |
| **Patio And Porch Features:** | Patio |
| **Lot Features:** | Front Yard, Landscaped, Level, Low Maintenance Landscape |
| **Num. of Parcels:** | 0 |
| **Fencing:** | Fenced |
| **Region:** | Calgary |
| **Zone:** | CAL Zone S |
| **Zoning:** | M-CG d53 |
| **Listed Date:** | Aug 12, 2026 |

### Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/403-11010-bonaventure-drive-se-calgary-a2336357/

## Tiwana Team | 403-830-5152 | tiwana@maltiwana.ca

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