

# \$409,900 - 403, 9930 Bonaventure Drive Se, Calgary

MLS® #A2204904

**\$409,900**

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	\$409,900



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       2

Zoning                 M-C1

### **Listing Details**

Listing Office         WExcel

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