

# \$394,900 - 504, 9930 Bonaventure Drive Se, Calgary

MLS® #A2233253

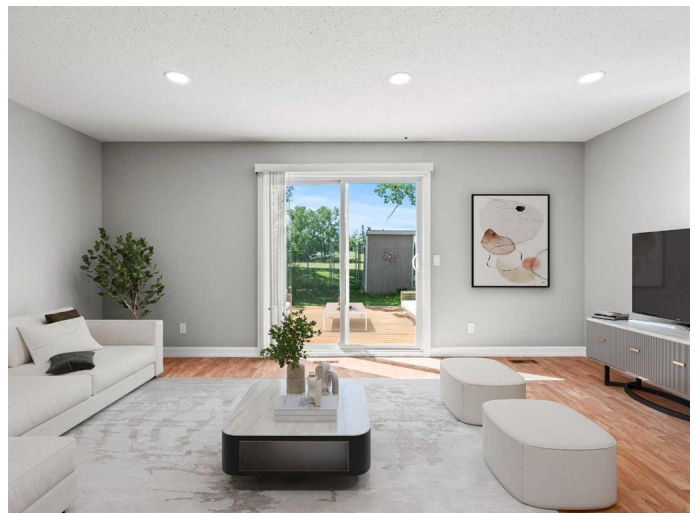
**\$394,900**

3 Bedroom, 2.00 Bathroom, 1,163 sqft

Residential on 0.00 Acres

Willow Park, Calgary, Alberta

Welcome to your new home in beautiful Willow Park – a charming, move-in-ready townhome nestled in one of Calgary’s most established communities. Imagine waking up every morning to the gentle warmth of the sun pouring into your south-facing backyard, with nothing but peaceful green space and mature trees stretching out behind you. Sip your morning coffee in total privacy, surrounded by birdsong and nature – no rear neighbors, just tranquility. Step inside and feel instantly at home in a bright, freshly painted space that’s clean, welcoming, and filled with natural light. The spacious living room offers serene views of your private, fenced yard and the lush park beyond – a perfect setting for cozy evenings or lively summer BBQs with family and friends. Upstairs, you’ll discover three spacious bedrooms – perfect for your growing family, overnight guests, or a dreamy work-from-home setup. The full basement adds even more space and flexibility – ideal for a home gym, theatre room, creative studio, or whatever your heart desires. Additional highlights include: A sun-drenched, south-facing backyard backing onto beautiful green space; Complete privacy with no rear neighbors; a private, fully fenced yard to relax or play; a convenient, covered carport & driveway that can fit two cars, so you’re always steps from your front door; fresh paint throughout and a well-maintained, move-in-ready condition. Enjoy the unbeatable convenience of being just a short



walk from the LRT, bus routes, and everyday essentials like Southcentre Mall, Walmart, Canadian Tire, and more. Parks, schools, libraries, and recreation centres are all close by, creating the perfect balance of city access and peaceful living. Whether youâ€™re starting out, growing your family, or simplifying life, this home offers the perfect place to breathe, grow, and create lasting memories. Donâ€™t miss your chance to see it for yourself! Come experience the warmth and charm of Willow Park living â€“ your perfect home awaits!

Built in 1975

**Essential Information**

MLS® #	A2233253
Price	\$394,900
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,163
Acres	0.00
Year Built	1975
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

**Community Information**

Address	504, 9930 Bonaventure Drive Se
Subdivision	Willow Park
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2J 4L4

**Amenities**

Amenities	Snow Removal, Visitor Parking
Parking Spaces	2
Parking	Driveway, See Remarks, Carport

## Interior

Interior Features	No Animal Home, No Smoking Home, Recessed Lighting, Storage, Vinyl Windows, Laminate Counters, Track Lighting
Appliances	Dishwasher, Electric Range, Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

## Exterior

Exterior Features	Private Entrance, Private Yard
Lot Description	Back Yard, Backs on to Park/Green Space, Front Yard, Lawn, Level, Low Maintenance Landscape, No Neighbours Behind
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	June 20th, 2025
Days on Market	9
Zoning	M-C1 d100

## Listing Details

Listing Office	Engel & Völkers Calgary
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