

# \$400,000 - 76, 10940 Bonaventure Drive Se, Calgary

MLS® #A2213845

**\$400,000**

3 Bedroom, 3.00 Bathroom, 1,295 sqft

Residential on 0.00 Acres

Willow Park, Calgary, Alberta

Welcome to #76, 10940 Bonaventure Drive SE in the desirable complex of "Hearthstone Place" with an outdoor pool and hot tub, bordering the Willow Park Golf & Country Club and Southcentre Mall! This well maintained 3-bedroom, 2.5-bathroom, end-unit townhouse, offers 1,295 square feet of developed above-grade living space, with two parking stalls, private east-facing backyard patio, and a full basement (unfinished, and awaiting your design ideas)! Notable features/upgrades here include: a 50-gallon hot water tank (approx. 2.5 years ago), refurbished furnace in 2024 (with thermostat replacement), laundry appliances (approx. 2 years ago), central vacuum system, newer paint throughout, newer lighting throughout, wood-burning fireplace with gas assist (recently WETT inspected), laminate/carpet/linoleum flooring, black and stainless steel kitchen appliances, newer kitchen sink, vinyl windows on the upper floor, and Hunter Douglas 2" white window treatments throughout. The bathrooms have newer plumbing fixtures, toilets, and renovated walk-in shower and tub/shower configurations. Exterior upgrades include siding, fascia, privacy fences, and asphalt roof shingles (approx. 3 years ago). The complex is cat-friendly with Board approval (sorry, no dogs), and welcomes residents of all ages! The monthly condo fees are \$574.81 and include fresh-water and waste-water utility services. Walking distance to absolutely all



amenities and the C-Train! Donâ€™t miss out on this incredible property! Call now to book your showing!

Built in 1975

**Essential Information**

|                |               |
|----------------|---------------|
| MLS® #         | A2213845      |
| Price          | \$400,000     |
| Bedrooms       | 3             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,295         |
| Acres          | 0.00          |
| Year Built     | 1975          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

**Community Information**

|             |                                |
|-------------|--------------------------------|
| Address     | 76, 10940 Bonaventure Drive Se |
| Subdivision | Willow Park                    |
| City        | Calgary                        |
| County      | Calgary                        |
| Province    | Alberta                        |
| Postal Code | T2J 5C8                        |

**Amenities**

|                |                                                                                        |
|----------------|----------------------------------------------------------------------------------------|
| Amenities      | Other, Parking, Snow Removal, Spa/Hot Tub, Trash, Visitor Parking, Outdoor Pool, Pool  |
| Parking Spaces | 2                                                                                      |
| Parking        | Outside, Parking Lot, Parking Pad, Paved, See Remarks, Stall, Assigned, Guest, Plug-In |
| Has Pool       | Yes                                                                                    |

**Interior**

|                   |                                                                  |
|-------------------|------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), See Remarks, Separate Entrance, Storage, Walk-In |
|-------------------|------------------------------------------------------------------|

|                 |                                                                                        |
|-----------------|----------------------------------------------------------------------------------------|
|                 | Closet(s)                                                                              |
| Appliances      | Dishwasher, Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer, Window Coverings |
| Heating         | Central, Forced Air                                                                    |
| Cooling         | None                                                                                   |
| Fireplace       | Yes                                                                                    |
| # of Fireplaces | 1                                                                                      |
| Fireplaces      | Gas Log, Living Room, Wood Burning, Brick Facing                                       |
| Has Basement    | Yes                                                                                    |
| Basement        | Full, Unfinished                                                                       |

## Exterior

|                   |                                                                                                     |
|-------------------|-----------------------------------------------------------------------------------------------------|
| Exterior Features | Other, Private Entrance                                                                             |
| Lot Description   | Back Yard, Front Yard, Landscaped, Lawn, Level, Private, Rectangular Lot, See Remarks, Treed, Other |
| Roof              | Asphalt Shingle                                                                                     |
| Construction      | Wood Frame                                                                                          |
| Foundation        | Poured Concrete                                                                                     |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 24th, 2025 |
| Days on Market | 6                |
| Zoning         | M-CG             |

## Listing Details

|                |                        |
|----------------|------------------------|
| Listing Office | MaxWell Capital Realty |
|----------------|------------------------|

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