

106, 12505 Bonaventure Drive SE  
Calgary, Alberta

MLS # A2277783



## \$399,000

<b>Division:</b>	Lake Bonavista		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	1,172 sq.ft.	<b>Age:</b>	1998 (28 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Off Street, Parkade, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

**Heating:** In Floor, Fireplace(s)

**Floors:** Carpet, Tile

**Roof:** -

**Basement:** None

**Exterior:** Brick, Composite Siding

**Foundation:** -

**Features:** Ceiling Fan(s), High Ceilings, No Smoking Home, Pantry, Storage, Walk-In Closet(s)

**Water:** -

**Sewer:** -

**Condo Fee:** \$ 1,038

**LLD:** -

**Zoning:** M-C1 d75

**Utilities:** -

**Inclusions:** Wall Mounted TV Brackets

Welcome to the Chateaux of Bonavista, where this bright corner ground-floor condo delivers space, comfort, and flexibility in a well-managed complex. A generous foyer with a large closet offers an inviting entrance before leading into the functional kitchen, complete with full-size appliances, garburator, ample cabinetry, and a full pantry for excellent storage. The spacious dining area anchors the home and flows effortlessly into the living room, where a gas fireplace adds warmth and sliding doors open to a large private patio. Clean, fresh flooring and infloor heating throughout enhance the home's bright, well-cared-for feel. Tucked behind the main living area is a versatile flex room—ideal for a home office, hobby space, or reading nook. A hallway leads to the private sleeping quarters, beginning with a full bathroom for guests, followed by a generous secondary bedroom with great natural light and closet space. The primary suite features a walk-in closet, a private 3-piece ensuite, and peaceful views overlooking the patio and green space. The outdoor patio is a standout feature, offering a fenced, landscaped area that connects directly to the condo's green space—perfect for relaxing, entertaining, or giving young ones a safe place to play. This home is completed with two deeded underground parking stalls, a large storage locker, underground guest parking, and an excellent reserve fund. Located in the heart of Lake Bonavista, residents enjoy community atmosphere, mature trees, top-rated schools, nearby shopping and dining, and easy access to major roadways—making this one of Calgary's most desirable communities to call home.