



THE
A-TEAM

**RE/MAX
FIRST**

8535 BONAVENTURE Drive #210, Calgary T2H 3A1

MLS® #: **A2174524**

Area: **Acadia**

Listing Date: **10/25/24**

List Price: **\$334,900**

Status: **Active**

County: **Calgary**

Change: **-\$5k, 22-Nov**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **2000**

Finished Floor Area

Abv Sqft: **944**
Low Sqft:
Ttl Sqft: **944**

DOM

57
Layout
Beds: **2 (2)**
Baths: **1.5 (1 1)**
Style: **Low-Rise(1-4)**

Lot Information

Lot Sz Ar:
Lot Shape:

Parking

Ttl Park: **2**
Garage Sz:

Access:

Lot Feat:
Park Feat: **Assigned,Secured,Stall**

Utilities and Features

Roof:
Heating: **Baseboard**
Sewer:
Ext Feat: **Balcony,Courtyard**

Construction: **Brick,Stucco,Wood Frame**
Flooring: **Carpet,Laminate**
Water Source:
Fnd/Bsmt:

Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Electric Stove,Microwave,Range Hood,Refrigerator,Washer,Window Coverings**
Int Feat: **Ceiling Fan(s),Open Floorplan,See Remarks,Storage**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Foyer	Main	5`3" x 10`11"	Bedroom - Primary	Main	12`7" x 13`8"
Bedroom	Main	14`10" x 9`2"	2pc Bathroom	Main	3`7" x 7`10"
4pc Ensuite bath	Main	10`0" x 5`3"	Laundry	Main	6`1" x 7`10"
Kitchen	Main	20`5" x 10`8"	Living Room	Main	11`9" x 13`4"
Dining Room	Main	9`6" x 13`4"			

Legal/Tax/Financial

Condo Fee:

Title:

Zoning:

\$721

Fee Simple

M-C2

Fee Freq:

Monthly

Legal Desc: 9910384

Remarks

Pub Rmks: **Welcome to your new home in the desirable Sierras of Heritage, a vibrant 55+ community that offers an exceptional lifestyle filled with amenities and convenience. This beautifully appointed 2 bedroom, 1.5-bathroom condo is perfect for those seeking comfort and community. As you enter the unit, you are greeted by an inviting open floor plan featuring elegant laminate flooring throughout. The well-designed kitchen boasts white appliances, ample storage, and generous counter space, making it a delight for any home chef. The cozy living room, complete with a charming corner fireplace, provides a warm and welcoming atmosphere, ideal for relaxation or entertaining guests. Adjacent to the living room, step outside to your private balcony that overlooks the serene courtyard—perfect for enjoying your morning coffee or unwinding in the evening. The spacious Primary bedroom is a true retreat, featuring a luxurious 4-piece ensuite bathroom for your convenience. An additional 2-piece bathroom is also available for guests, ensuring comfort and privacy. The additional good-sized bedroom, central air conditioning and in suite laundry complete this unit. This unit comes with two assigned parking spots (#210 on P1 and P2) and a separate storage locker, providing you with all the space you need. Living in the Sierras of Heritage means enjoying a wealth of amenities at your fingertips. Take advantage of the sparkling pool, fully-equipped gym, games room, hot tub, and beautifully landscaped courtyard. Guests will also appreciate the convenience of the guest suite available for visitors. Located in a prime area, this condo offers easy access to downtown, as well as a short walk to the LRT and shopping options. Don't miss your chance to see this one today. You won't be disappointed.**

Inclusions: **Dishwasher, Dryer, Range Hood, Microwave, Refrigerator, Electric stove, Washer, All Window coverings, Central Air conditioner**
Property Listed By: **RE/MAX Landan Real Estate**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123











