

**8403 FAIRMOUNT Drive #205, Calgary T2H 0Y9**

MLS® #: **A2177256** Area: **Acadia** Listing **11/04/24** List Price: **\$215,000**  
 Status: **Active** County: **Calgary** Date: Change: **-\$25k, 27-Nov** Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Apartment**  
 City/Town: **Calgary**  
 Year Built: **1982**

Lot Information

Lot Sz Ar:  
 Lot Shape:

Access:  
 Lot Feat:  
 Park Feat:

Finished Floor Area  
 Abv Sqft: **771**  
 Low Sqft:  
 Ttl Sqft: **771**

**Parkade, Underground**

DOM

**29**  
Layout  
 Beds: **2 ( 2 )**  
 Baths: **1.0 (1 0)**  
 Style: **Apartment**

Parking

Ttl Park: **1**  
 Garage Sz:

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Baseboard, Hot Water**  
 Sewer:  
 Ext Feat: **Balcony**

Construction: **Brick, Wood Frame, Wood Siding**  
 Flooring: **Carpet, Linoleum**  
 Water Source:  
 Fnd/Bsmt:

Kitchen Appl: **Dishwasher, Electric Stove, Range Hood, Refrigerator**  
 Int Feat: **No Smoking Home**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	17`5" x 11`9"	Dining Room	Main	8`3" x 7`4"
Kitchen	Main	8`1" x 8`0"	Bedroom	Main	13`3" x 7`10"
Bedroom - Primary	Main	15`1" x 9`8"	4pc Bathroom	Main	4`11" x 8`0"
Storage	Main	4`0" x 4`8"			

Legal/Tax/Financial

Condo Fee: **\$562** Title: **Fee Simple** Zoning: **M-C2**

Legal Desc: **8310838**

Fee Freq:  
**Monthly**

Remarks

Pub Rmks: **Unleash Your Inner Homebody in Acadia! Welcome to a serene, tidy building for cool cats aged 18+, where convenience is king and amenities are just a hop, skip, and jump away! Only a breezy 10-minute stroll to Heritage LRT Station, making shopping, dining, and entertainment a piece of cake! Step into your move-in ready two-bedroom, one-bathroom condo, boasting a master bedroom with a charming bay window and a generous second bedroom—perfect for guests or your new home office! With a smart design, the living and dining area is just right for hosting your pals or kicking back with a good book. And don't forget the outdoor space with a balcony that's just begging for a morning coffee! Enjoy the luxury of secured underground parking to keep your car cozy, plus extra storage lockers for all your treasures! Don't let this gem slip away—grab your chance to own a fabulous condo in Acadia!**

Inclusions: n/a  
Property Listed By: **Century 21 Masters**

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













