



THE
A-TEAM

**RE/MAX
FIRST**

8535 BONAVENTURE Drive #249, Calgary T3H 3A1

MLS®#: **A2178756**

Area: **Acadia**

Listing Date: **11/21/24**

List Price: **\$575,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

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

Lot Information

Lot Sz Ar:
Lot Shape:

Access:

Lot Feat:

Park Feat:

Underground

Finished Floor Area

Abv Sqft: **1,625**

Low Sqft:

Ttl Sqft: **1,625**

DOM

30

Layout

Beds: **2 (2)**

Baths: **2.0 (2 0)**

Style: **Low-Rise(1-4)**

Parking

Ttl Park: **2**

Garage Sz: **2**

Utilities and Features

Roof:
Heating: **Baseboard,Hot Water**
Sewer:
Ext Feat: **Courtyard,Fire Pit,Lighting,Storage**

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

Kitchen Appl: **Dishwasher,Garburator,Microwave,Refrigerator,Stove(s),Washer/Dryer,Window Coverings**

Int Feat: **See Remarks**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Main	10`9" x 10`2"	Living Room	Main	20`0" x 13`6"
Den	Main	15`0" x 14`0"	Bedroom	Main	16`3" x 11`11"
Dining Room	Main	14`11" x 9`11"	Breakfast Nook	Main	5`11" x 4`11"
Bedroom - Primary	Main	13`8" x 13`5"	4pc Bathroom	Main	
3pc Ensuite bath	Main				

Legal/Tax/Financial

Condo Fee:

Title:

Zoning:

\$1,196

Fee Simple

M-C2

Fee Freq:

Monthly

Legal Desc: **0011311**

Remarks

Pub Rmks: **Experience luxurious living in this beautifully maintained 55+ adult-only condo. This is one of the largest units in the building. This spacious 2-bedroom plus den, 2-bathroom home features a bright and open living room with a cozy gas fireplace, a south-facing balcony, and in-suite laundry for added convenience. The primary bedroom offers a walk-in closet and a private 3-piece ensuite, while the unit also includes two underground parking stalls and a storage locker. With all utilities included in the condo fees, this worry-free home is located in a highly sought-after building boasting resort-style amenities such as an indoor pool and spa, a gym, a banquet room with a kitchen, a games room, pool tables, shuffleboard, a library, a craft room, a media room, a workshop, bike storage, and a car wash bay. Guest suites are also available for visiting family and friends. Conveniently situated near shopping and dining, this exceptional home offers the perfect combination of comfort, style, and community living.**

Inclusions: **Dining table with leaf, 6 chairs, buffet and glass case (in dining room)**
Property Listed By: **MaxWell Canyon Creek**

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











