



THE
A-TEAM

**RE/MAX
FIRST**

8535 BONAVENTURE Drive #210, Calgary T2H 3A1

MLS® #: **A2184874**

Area: **Acadia**

Listing Date: **01/02/25**

List Price: **\$329,999**

Status: **Active**

County: **Calgary**

Change: **None**

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

30

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: **Baseboard**

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

Construction: **Brick,Stucco,Wood Frame**

Flooring: **Carpet,Laminate**

Water Source:

Fnd/Bsmnt:

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:
\$732

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-C2

Legal Desc: **9910384**

Remarks

Pub Rmks: **Welcome to Your New Home in the Sierras of Heritage - a vibrant 55+ community offering an exceptional lifestyle with an abundance of amenities and convenience. This beautifully appointed 2-bedroom, 1.5-bath condo is the perfect blend of comfort and community living. Upon entering, you're greeted by an open-concept floor plan with elegant laminate flooring that flows seamlessly throughout the space. The well-designed kitchen features sleek white appliances, ample cabinetry, and plenty of counter space—ideal for both cooking and entertaining. The inviting living room, highlighted by a charming corner fireplace, offers a cozy spot to unwind or host guests. Just off the living area, step outside to your private balcony, overlooking a peaceful courtyard—a perfect setting for morning coffee or evening relaxation. The spacious primary bedroom is a true retreat, complete with a luxurious 4-piece ensuite bathroom for added convenience. A separate 2-piece bathroom is available for guests, ensuring comfort and privacy. An additional generously-sized bedroom, central air conditioning, and in-suite laundry round out the thoughtful design of this home. This unit includes two assigned parking spots (#210 on P1 and P2), as well as a separate storage locker, providing all the space you need. Living in the Sierras of Heritage offers access to a wide range of amenities right at your doorstep, including a sparkling pool, fully-equipped fitness center, games room, hot tub, and beautifully landscaped courtyard. Visitors will appreciate the convenience of the guest suite, while you'll enjoy the ease of walking to nearby shopping options, the LRT, and the vibrant downtown area. 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











