

\$235,000 - 202, 8535 Bonaventure Drive Se, Calgary

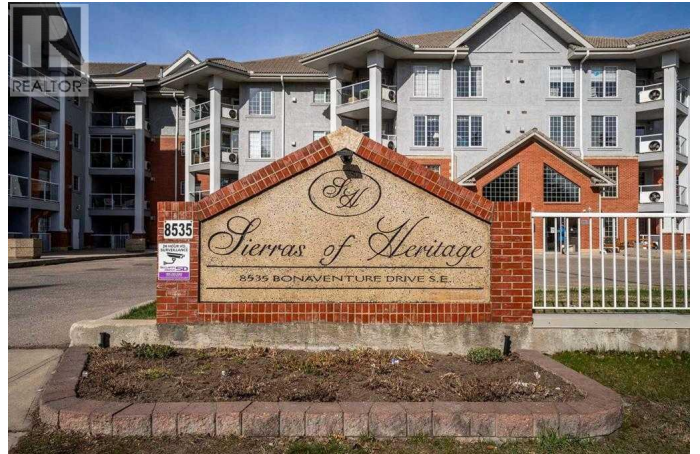
MLS® #A2262715

\$235,000

1 Bedroom, 1.00 Bathroom, 655 sqft
Single Family on 0.00 Acres

Acadia, Calgary, Alberta

Welcome to The Sierras of Heritage, one of Calgary's most sought-after 55+ communities. This bright and inviting one-bedroom condo has been lovingly cared for and features thoughtful updates throughout. The open layout includes a well-planned kitchen with newer appliances, refrigerator (2023), dishwasher (2025) and plenty of room to add an island if you wish. The living and dining areas flow nicely together, highlighted by a cozy gas fireplace and access to a west-facing balcony with BBQ hook-up that's impressively private compared to most in the building. This unit also has Air Conditioning and all the utilities are included in condo fees. New luxury vinyl plank flooring (2025) runs throughout, creating a fresh and modern feel. The spacious bedroom easily fits full-sized furniture, and the four-piece bathroom includes an in-suite laundry area with newer side-by-side washer and dryer (2022). The Sierras of Heritage is known for its exceptional amenities: indoor pool, hot tub, gym, workshop, car wash, guest suites, library, social rooms, and secure heated parking. This unit comes with 2 underground stalls (#131 and #202 on P1) and a large storage room (#202). The larger of the 2 parking stalls is located right next to the elevator. Perfectly located in Acadia, you're just steps from Co-op, London Drugs, restaurants, caf  s, and the LRT   everything you need within walking distance. If you've been waiting for a



well-kept, move-in-ready condo in a friendly and active adult community, this oneâ€™s a must-see. (id:6289)

Built in 1999

Essential Information

Listing #	A2262715
Price	\$235,000
Bedrooms	1
Bathrooms	1.00
Square Footage	655
Acres	0.00
Year Built	1999
Type	Single Family
Sub-Type	Condominium/Strata

Community Information

Address	202, 8535 Bonaventure Drive Se
Subdivision	Acadia
City	Calgary
Province	Alberta
Postal Code	T3H3A1

Amenities

Amenities	Recreation Nearby, Shopping, Exercise Centre, Guest Suite, Swimming, Party Room, Recreation Centre, Sauna
Features	See remarks, Guest Suite, Sauna, Gas BBQ Hookup, Parking
Parking Spaces	2
Parking	Underground

Interior

Appliances	Washer, Refrigerator, Dishwasher, Oven, Dryer, Microwave, Hood Fan
Heating	Baseboard heaters
Cooling	Central air conditioning
Fireplace	Yes
# of Fireplaces	1
# of Stories	4

Exterior

Exterior	Brick, Concrete, Stucco
Construction	Poured concrete, Wood frame
Foundation	Poured Concrete

Listing Details

Listing Office CIR Realty



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