

# \$225,000 - 202, 8535 Bonaventure Drive Se, Calgary

MLS® #A2218149

**\$225,000**

1 Bedroom, 1.00 Bathroom, 647 sqft

Residential on 0.00 Acres

Acadia, Calgary, Alberta

The Sierras Of Heritage offers you the finest in adult only (+55) condo living! This one bedroom, one bath unit has been lovingly maintained by the original owners and features a bright, open floor plan with new luxury vinyl plank flooring (2025) throughout. The well-appointed kitchen with newer refrigerator (2023) and new dishwasher (2025) is large enough to accommodate an island and overlooks the dining area, living room and private balcony. The living room has a gas fireplace for your enjoyment. The bedroom is very spacious. The 4 pc bathroom has the laundry area conveniently located beside it with the laundry area being large enough to accommodate the newer full sized, side by side washer and dryer set (2022). You're sure to find this west-facing location very appealing. The balcony for this unit is one of the most private ones I have seen in the building. Amenities include central air conditioning, two underground parking stalls (#131 and #202 both on P1), a 9'6"x3'6" storage room (#202 on P1), an indoor pool and hot tub, a gym, a media room, pool tables, a guest suite + a car wash, and workshop located in the parkade. Conveniently located with shopping, restaurants, and public transit steps away. This just may be the one you've been waiting for! Call to view this one today!

Built in 1999

## Essential Information



MLS® #	A2218149
Price	\$225,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	647
Acres	0.00
Year Built	1999
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### **Community Information**

Address	202, 8535 Bonaventure Drive Se
Subdivision	Acadia
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2H 3A1

### **Amenities**

Amenities	Car Wash, Elevator(s), Guest Suite, Indoor Pool, Party Room, Recreation Room, Sauna, Secured Parking, Storage, Visitor Parking, Workshop
Parking Spaces	2
Parking	Assigned, Parkade, Stall, Underground
# of Garages	2

### **Interior**

Interior Features	Open Floorplan, See Remarks
Appliances	See Remarks
Heating	Natural Gas, Baseboard, Hot Water
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
# of Stories	4

### **Exterior**

Exterior Features	Other, Balcony, Courtyard, Fire Pit
Roof	Tile
Construction	Wood Frame, Brick, Stucco

**Additional Information**

Date Listed	May 7th, 2025
Days on Market	58
Zoning	M-C2

**Listing Details**

Listing Office	RE/MAX House of Real Estate
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