

\$439,000 - 108, 8535 Bonaventure Drive Se, Calgary

MLS® #A2139380

\$439,000

1 Bedroom, 2.00 Bathroom, 1,354 sqft

Residential on 0.00 Acres

Acadia, Calgary, Alberta

The Sierras of Heritage - Fine ADULT (55+) living - with all the Amenities! Located close to Macleod Trail and Heritage Drive and within walking distance to London Drugs, restaurants, Coffee, Food Market, Deli and more! Blocks from Calgary Co-op. Perfectly situated, this LARGE ground floor unit faces onto the semi-private Courtyard and is bathed in the afternoon sun. (Yes, there is A/C for those hot summer days!) The roomy kitchen is loaded with cabinetry, (including a pantry) and boasts granite countertops. A second refrigerator is included. The Dining room is designed for a hutch and formal dining. The Living Room has a gas fireplace, and lots of windows to let that west light in. The Den can also double as a second bedroom for guests or as an office. There is an in-suite laundry room with regular sized Washer and Dryer as well as a Freezer. The main bath has a "Safe Step" Jetted WALK-IN/SIT Down tub. The sizeable Primary bedroom has a 3-piece Ensuite and a healthy size walk-in closet with shelving, and your patio offers a gas hookup for those BBQ dinners. This building itself offers an indoor swimming POOL, HOT TUB, fitness room, library, billiards, woodworking shop, a movie room, crafts room, and a dining hall. There are 3 guest suites available for owners to book for out of town visitors. Your condo fee also includes utilities. This unit has two parking stalls and a large storage room and even a CAR WASH. A VERY well maintained and managed building. These



larger units are in DEMAND, coveted and
HARD to find! Ready for possession!

Built in 1999

Essential Information

MLS® #	A2139380
Price	\$439,000
Sold Price	\$440,000
Bedrooms	1
Bathrooms	2.00
Full Baths	2
Square Footage	1,354
Acres	0.00
Year Built	1999
Type	Residential
Sub-Type	Apartment
Style	Apartment
Status	Sold

Community Information

Address	108, 8535 Bonaventure Drive Se
Subdivision	Acadia
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2H3A1

Amenities

Amenities	Car Wash, Fitness Center, Guest Suite, Indoor Pool, Recreation Facilities, Storage, Visitor Parking, Workshop
Parking Spaces	2
Parking	Assigned, Garage Door Opener, Heated Garage, Underground

Interior

Interior Features	Built-in Features, Ceiling Fan(s), Granite Counters, Jetted Tub, No Smoking Home, Pantry, Recessed Lighting, Recreation Facilities, Storage
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Freezer,

	Microwave, Refrigerator, Washer, Window Coverings
Heating	Baseboard
Cooling	Central Air, Full
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
# of Stories	4

Exterior

Exterior Features	Uncovered Courtyard
Roof	Clay Tile
Construction	Brick, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	June 13th, 2024
Date Sold	June 21st, 2024
Days on Market	8
Zoning	M-C2 d127
HOA Fees	0.00

Listing Details

Listing Office	CIR Realty
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