

# \$250,000 - 202, 8535 Bonaventure Drive Se, Calgary

MLS® #A2218149

**\$250,000**

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          | \$250,000         |
| 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      | Elevator(s), Guest Suite, Indoor Pool, Party Room, Recreation Room, Secured Parking, Storage, Visitor Parking, Car Wash, Sauna, Workshop |
| Parking Spaces | 2  |
| Parking        | Assigned, Parkade, Stall, Underground  |
| # of Garages   | 2  |

### Interior

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

### Exterior

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

**Additional Information**

|                |               |
|----------------|---------------|
| Date Listed    | May 7th, 2025 |
| Days on Market | 46            |
| Zoning         | M-C2          |

**Listing Details**

|                |                             |
|----------------|-----------------------------|
| Listing Office | RE/MAX House of Real Estate |
|----------------|-----------------------------|

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.