

202, 8535 Bonaventure Drive SE  
Calgary, Alberta

MLS # A2218149



**\$250,000**

<b>Division:</b>	Acadia		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	647 sq.ft.	<b>Age:</b>	1999 (26 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Assigned, Parkade, Stall, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Hot Water, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Tile	<b>Condo Fee:</b>	\$ 512
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Stucco, Wood Frame	<b>Zoning:</b>	M-C2
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Open Floorplan, See Remarks		

<b>Inclusions:</b>	Refrigerator, electric stove, dishwasher, hood fan, microwave, washer, dryer, all window coverings		
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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!