



GRASSROOTS
REALTY GROUP

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**251, 8535 Bonaventure Drive SE
Calgary, Alberta**

MLS # A2264911



\$355,000

Division:	Acadia		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	933 sq.ft.	Age:	1999 (26 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Assigned, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate, Linoleum	Sewer:	-
Roof:	-	Condo Fee:	\$ 717
Basement:	-	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	M-C2 d127
Foundation:	-	Utilities:	-
Features:	Ceiling Fan(s), Elevator, French Door, No Animal Home, No Smoking Home, Recreation Facilities, Storage		

Inclusions: N/A

Wonderful adult 55+lifestyle condo complex with fabulous amenities. Two bedroom. 1/1/2 bathrooms. Sunny south facing exposure with covered balcony (sunroom). Two indoor parking stalls and one attached storage unit. Desirable open floor plan with large windows that provide plenty of sunshine. Condo fee includes all utilities. The amenities that can be enjoyed are numerous: secure entry doors to building and parking garages, underground parkade, car wash, wood working shop, hot spot, bicycle racks, extra storage units (if available), exercise facility, indoor swimming pool, hot tub, snooker table, shuffle board, darts, two more pool tables, media room with large TV system and hundreds of movies, VHS and DVDS, craft room, common area bathrooms, banquet room, two guests suites on each floor, 4 elevators, outdoor courtyard with firepit, plus 15 access to Heritage Square, walking distance to major grocery stores, Heritage LRT, and numerous restaurants and more. Minutes from Rocky view Hospital, Police station, and centrally located in great community of Acadia. This condo complex is well run and brings more than just a safe place to live, it brings a lifestyle that you will enjoy with all the amenities and social activities available if you choose to be part of. Great value here.