



**308, 8403 Fairmount Drive SE  
Calgary, Alberta**

**MLS # A2296492**



**\$209,000**

<b>Division:</b>	Acadia		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	812 sq.ft.	<b>Age:</b>	1982 (44 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Hot Water	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 600
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	M-C2
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Elevator		

**Inclusions:** n/a

Amazing opportunity to own or invest in this great 2 bedroom, move-in ready unit in a very exclusive building! This lovely home sits on a tree-lined street and is mere steps to shops, services and restaurants plus the infinite additional amenities along Heritage Drive and MacLeod Trail. This spacious home features clear sightlines from the living room into the dining room is perfect for entertaining. The bright living room encourages relaxation or head out through patio sliders to your private balcony nestled amongst the treetops creating an idyllic backdrop to your summer barbeques and peaceful morning coffees. Bayed windows frame mature tree views in the primary bedroom with room for a king-sized bed. A second bedroom adds a ton of extra versatile space for guests, an office, hobbies and more! A large storage room, a separate storage locker and heated underground parking add to your comfort and convenience. This wonderful community has it all including the always popular Acadia recreation complex with an indoor skating rink, curling, squash and racquetball courts. When you do need to leave the neighbourhood enjoy the easy access to Macleod Trail, Heritage Drive, Blackfoot Trail and Deerfoot Trail. This is the home you have been dreaming of.