



**249, 8535 Bonaventure Drive SE
Calgary, Alberta**

MLS # A2178756

\$575,000



Division:	Acadia		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Low-Rise(1-4)		
Size:	1,625 sq.ft.	Age:	2000 (25 yrs old)
Beds:	2	Baths:	2
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Hot Water	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	-	Condo Fee:	\$ 1,196
Basement:	-	LLD:	-
Exterior:	Brick, Concrete, Stucco, Wood Frame	Zoning:	M-C2
Foundation:	-	Utilities:	-
Features:	See Remarks		

Inclusions: Dining table with leaf, 6 chairs, buffet and glass case (in dining room)

Experience luxurious living in this beautifully maintained 55+ adult-only condo. This is one of the largest units in the building. This spacious 2-bedroom plus den, 2-bathroom home features a bright and open living room with a cozy gas fireplace, a south-facing balcony, and in-suite laundry for added convenience. The primary bedroom offers a walk-in closet and a private 3-piece ensuite, while the unit also includes two underground parking stalls and a storage locker. With all utilities included in the condo fees, this worry-free home is located in a highly sought-after building boasting resort-style amenities such as an indoor pool and spa, a gym, a banquet room with a kitchen, a games room, pool tables, shuffleboard, a library, a craft room, a media room, a workshop, bike storage, and a car wash bay. Guest suites are also available for visiting family and friends. Conveniently situated near shopping and dining, this exceptional home offers the perfect combination of comfort, style, and community living.