



**210, 8535 Bonaventure Drive SE
Calgary, Alberta**

MLS # A2184874



\$329,999

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|------------------|------------------------------------|---------------|-------------------|
| Division: | Acadia | | |
| Type: | Residential/Low Rise (2-4 stories) | | |
| Style: | Low-Rise(1-4) | | |
| Size: | 944 sq.ft. | Age: | 2000 (25 yrs old) |
| Beds: | 2 | Baths: | 1 full / 1 half |
| Garage: | Assigned, Secured, Stall | | |
| Lot Size: | - | | |
| Lot Feat: | - | | |

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|--------------------|------------------------------------------------------|-------------------|--------|
| Heating: | Baseboard | Water: | - |
| Floors: | Carpet, Laminate | Sewer: | - |
| Roof: | - | Condo Fee: | \$ 732 |
| Basement: | - | LLD: | - |
| Exterior: | Brick, Stucco, Wood Frame | Zoning: | M-C2 |
| Foundation: | - | Utilities: | - |
| Features: | Ceiling Fan(s), Open Floorplan, See Remarks, Storage | | |

Inclusions: Dishwasher, Dryer, Range Hood, Microwave, Refrigerator, Electric stove, Washer, All Window coverings, Central Air conditioner

Welcome to Your New Home in the Sierras of Heritage – a vibrant 55+ community offering an exceptional lifestyle with an abundance of amenities and convenience. This beautifully appointed 2-bedroom, 1.5-bath condo is the perfect blend of comfort and community living. Upon entering, you're greeted by an open-concept floor plan with elegant laminate flooring that flows seamlessly throughout the space. The well-designed kitchen features sleek white appliances, ample cabinetry, and plenty of counter space—ideal for both cooking and entertaining. The inviting living room, highlighted by a charming corner fireplace, offers a cozy spot to unwind or host guests. Just off the living area, step outside to your private balcony, overlooking a peaceful courtyard—a perfect setting for morning coffee or evening relaxation. The spacious primary bedroom is a true retreat, complete with a luxurious 4-piece ensuite bathroom for added convenience. A separate 2-piece bathroom is available for guests, ensuring comfort and privacy. An additional generously-sized bedroom, central air conditioning, and in-suite laundry round out the thoughtful design of this home. This unit includes two assigned parking spots (#210 on P1 and P2), as well as a separate storage locker, providing all the space you need. Living in the Sierras of Heritage offers access to a wide range of amenities right at your doorstep, including a sparkling pool, fully-equipped fitness center, games room, hot tub, and beautifully landscaped courtyard. Visitors will appreciate the convenience of the guest suite, while you’ll enjoy the ease of walking to nearby shopping options, the LRT, and the vibrant downtown area. Don't miss your chance to see this one today. You won't be disappointed.