

244, 8535 Bonaventure Drive SE
Calgary, Alberta

MLS # A2327213



\$314,900

Division:	Acadia		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	808 sq.ft.	Age:	2000 (26 yrs old)
Beds:	1	Baths:	1
Garage:	Assigned, Secured, Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Linoleum, Tile	Sewer:	-
Roof:	Clay Tile	Condo Fee:	\$ 639
Basement:	-	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	M-C2 d127
Foundation:	-	Utilities:	-
Features:	Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Soaking Tub, Storage, Walk-In Closet(s)		

Inclusions: Venetian Blinds

WELCOME to this BEAUTIFULLY UPDATED + AIR-CONDITIONED 2nd Floor Unit offering 807.70 SQ FT of WELL-DESIGNED living space w/1 BEDROOM, 1 FULL BATHROOM, 2 ASSIGNED UNDERGROUND PARKING + a 9'0" X 4'0" PRIVATE STORAGE ROOM in one of ACADIA'S MOST SOUGHT-AFTER ADULT LIVING COMMUNITIES. Recently UPDATED w/FRESH PAINT, UPDATED LIGHTING, NEW FLOORING THROUGHOUT + NEW QUARTZ COUNTERTOPS in the KITCHEN + BATHROOM, NEW APPLIANCES. This inviting home is MOVE-IN READY. This is so much more than a condominium—it's a MAINTENANCE-FREE LIFESTYLE where ***ONE CONDO FEE INCLUDES ALL UTILITIES***, allowing you to spend less time worrying about homeownership + more time enjoying everything this exceptional community has to offer. Step inside to a welcoming FOYER that opens into the BRIGHT OPEN-CONCEPT LIVING SPACE, where the NEW FLOORING + FRESH PAINT create a clean, modern feel + a large BAY WINDOW fills the home w/NATURAL LIGHT. The UPDATED KITCHEN is both functional + inviting, feat. NEW QUARTZ COUNTERTOPS, NEWER APPLIANCES, abundant cabinetry, UPDATED LIGHTING + a convenient PANTRY. It flows seamlessly into the DINING AREA, perfect for everyday meals or hosting family + friends. The spacious LIVING ROOM is centred around a COZY GAS FIREPLACE, creating a warm + comfortable space to relax after a busy day. Step outside onto your PRIVATE WEST-FACING BALCONY complete w/a BBQ GAS LINE—enjoy your morning coffee, afternoon sunshine or evening sunsets. The PRIVATE PRIMARY RETREAT offers exceptional space, highlighted by a HUGE WALK-IN CLOSET rarely found in condominium living. The spacious 4 PC BATHROOM has

also been refreshed w/a NEW QUARTZ COUNTERTOP + features convenient cheater access from both the bedroom + main living area. A dedicated LAUNDRY ROOM provides excellent additional storage + room for a FREEZER. The true highlight is the INCREDIBLE LIFESTYLE this community provides. Meet friends for a swim in the INDOOR POOL, unwind in the HOT TUB, stay active in the FITNESS CENTRE, work on projects in the WOODWORKING SHOP, enjoy movie nights in the MEDIA ROOM, play POOL or SHUFFLEBOARD, explore your creativity in the CRAFT ROOM, host family gatherings in the BANQUET ROOM or relax in the beautifully landscaped COURTYARD w/FIRE PIT. There are 2 GUEST SUITES ON EVERY FLOOR for visiting family, plus a CAR WASH, BICYCLE STORAGE, LIBRARY + direct indoor access to Heritage Square—all creating a true RESORT-STYLE ATMOSPHERE where neighbours become friends + there's always something to enjoy. Located within WALKING DISTANCE to grocery stores, restaurants, Heritage LRT Station + everyday amenities, and only minutes from Rockyview General Hospital, this WELL-MANAGED COMMUNITY offers the perfect balance of convenience, security + an ACTIVE SOCIAL LIFESTYLE. With its FRESH INTERIOR UPDATES, outstanding amenities + unbeatable location, this is the perfect opportunity to simply LOCK + LEAVE, travel with peace of mind + return home to a vibrant community designed for EASY LIVING.