

**239, 8535 Bonaventure Drive SE
Calgary, Alberta**

MLS # A2336259



\$450,000

Division:	Acadia		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,097 sq.ft.	Age:	1999 (27 yrs old)
Beds:	2	Baths:	2
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Tile, Vinyl Plank	Sewer:	-
Roof:	Clay Tile	Condo Fee:	\$ 861
Basement:	-	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	M-C2 d127
Foundation:	-	Utilities:	-
Features:	See Remarks		

Inclusions: N/A

Fully Updated 2 Bed, 2 Bath at Sierra's of Heritage. This second floor home has been fully updated throughout. New luxury vinyl plank flooring, a fully updated kitchen with new cabinetry and countertops, updated bathrooms, refreshed lighting, and custom baseboard heat vent covers. Two bedrooms, two full bathrooms, in-suite laundry, and an east facing balcony for morning coffee. Two underground parking stalls included. Sierra's of Heritage is a well run 55+ community with an indoor pool, hot tub, fitness room, car wash, workshop, craft room, and guest suites for visitors. Condo fees include all utilities. Located in Acadia, close to Rocky View Hospital, the Heritage LRT, and Co-op and other everyday shopping amenities. A move-in ready home in a wonderful community.