

# \$535,000 - 249, 8535 Bonaventure Drive Se, Calgary

MLS® #A2195435

**\$535,000**

2 Bedroom, 2.00 Bathroom, 1,625 sqft

Residential on 0.00 Acres

Acadia, Calgary, Alberta

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 has a bright and open living room with a 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 which offers 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.

Built in 2000

## Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | A2195435  |
| Price     | \$535,000 |
| Bedrooms  | 2         |
| Bathrooms | 2.00      |



|                |               |
|----------------|---------------|
| Full Baths     | 2             |
| Square Footage | 1,625         |
| Acres          | 0.00          |
| Year Built     | 2000          |
| Type           | Residential   |
| Sub-Type       | Apartment     |
| Style          | Low-Rise(1-4) |
| Status         | Active        |

### Community Information

|             |                                |
|-------------|--------------------------------|
| Address     | 249, 8535 Bonaventure Drive Se |
| Subdivision | Acadia                         |
| City        | Calgary                        |
| County      | Calgary                        |
| Province    | Alberta                        |
| Postal Code | T3H 3A1                        |

### Amenities

|                |                                                                                                                                                          |
|----------------|----------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Bicycle Storage, Car Wash, Elevator(s), Fitness Center, Parking, Party Room, Visitor Parking, Indoor Pool, Recreation Room, Sauna, Spa/Hot Tub, Workshop |
| Parking Spaces | 2                                                                                                                                                        |
| Parking        | Underground                                                                                                                                              |
| # of Garages   | 2                                                                                                                                                        |

### Interior

|                   |                                                                                           |
|-------------------|-------------------------------------------------------------------------------------------|
| Interior Features | See Remarks                                                                               |
| Appliances        | Dishwasher, Microwave, Refrigerator, Washer/Dryer, Window Coverings, Garburator, Stove(s) |
| Heating           | Baseboard, Hot Water                                                                      |
| Cooling           | Central Air                                                                               |
| Fireplace         | Yes                                                                                       |
| # of Fireplaces   | 1                                                                                         |
| Fireplaces        | Gas                                                                                       |
| # of Stories      | 4                                                                                         |

### Exterior

|                   |                                        |
|-------------------|----------------------------------------|
| Exterior Features | Lighting, Courtyard, Fire Pit, Storage |
| Construction      | Stucco, Wood Frame, Brick, Concrete    |

**Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | February 20th, 2025 |
| Days on Market | 60                  |
| Zoning         | M-C2                |

**Listing Details**

|                |                      |
|----------------|----------------------|
| Listing Office | MaxWell Canyon Creek |
|----------------|----------------------|

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