

**427, 8535 Bonaventure Drive SE  
Calgary, Alberta**

**MLS # A2174991**



**\$359,900**

<b>Division:</b>	Acadia		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Low-Rise(1-4)		
<b>Size:</b>	931 sq.ft.	<b>Age:</b>	1999 (25 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Assigned, Heated Garage, Stall, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

**Heating:** Baseboard, Fireplace Insert, Natural Gas

**Water:** -

**Floors:** Carpet, Laminate, Vinyl

**Sewer:** -

**Roof:** Clay Tile

**Condo Fee:** \$ 721

**Basement:** None

**LLD:** -

**Exterior:** Brick, Stucco, Wood Frame

**Zoning:** M-C2

**Foundation:** Poured Concrete

**Utilities:** -

**Features:** Breakfast Bar, Ceiling Fan(s), High Ceilings, Open Floorplan, See Remarks

**Inclusions:** Security System

Welcome to the Sierras of Heritage Adult Condo Complex (55+), a must-see in Calgary's well-managed and conveniently located adult community. This quiet 55+ building features amazing amenities and offers a spacious 2-bedroom, 1.5-bathroom unit with an open floor plan encompassing 930 square feet. Enjoy the luxury of two assigned heated underground parking stalls (levels 1 and 2, #427) and a large storage locker in front of your parking spot. Situated on the 4th floor, this condo boasts 9-foot ceilings and a south-facing balcony that floods the home with natural light and provides stunning views of the Rocky Mountains. The complex features an indoor pool, hot tub, exercise room, games room with pool tables, library, banquet room, wood shop, car wash, movie nights, and 8 guest suites available for family and friends at an additional charge. The entryway flows into a spacious dining area, leading to a large kitchen with sunny windows and a cozy corner gas fireplace. The primary bedroom offers ample closet space and a 4-piece en-suite, while the second bedroom, equipped with a full closet, can serve as an office or guest room. Additional conveniences include in-suite laundry with a washer/dryer, a 2-piece bathroom, and extra storage. Located close to transit, grocery stores, banks, and restaurants, this condo provides an ideal lifestyle in a vibrant community. Don't miss your chance to call this beautiful space home!