

# \$235,000 - 202, 8535 Bonaventure Drive Se, Calgary

MLS® #A2262715

**\$235,000**

1 Bedroom, 1.00 Bathroom, 655 sqft  
Residential on 0.00 Acres

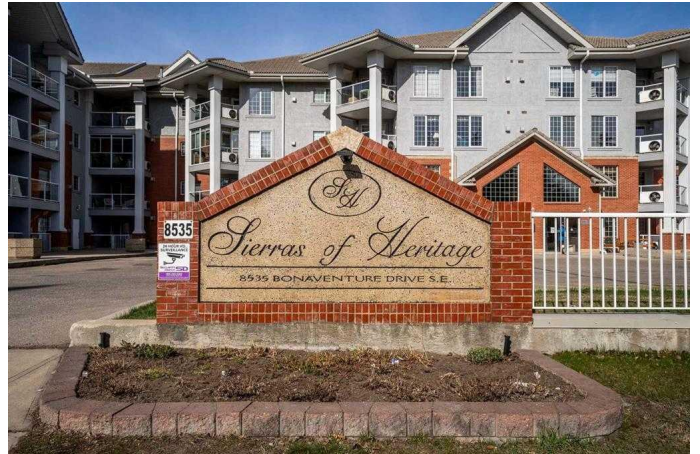
Acadia, Calgary, Alberta

Welcome to The Sierras of Heritage, one of Calgary's most sought-after 55+ communities. This bright and inviting one-bedroom condo has been lovingly cared for and features thoughtful updates throughout. The open layout includes a well-planned kitchen with newer appliances, refrigerator (2023), dishwasher (2025) and plenty of room to add an island if you wish. The living and dining areas flow nicely together, highlighted by a cozy gas fireplace and access to a west-facing balcony with BBQ hook-up that's impressively private compared to most in the building. This unit also has Air Conditioning and all the utilities are included in condo fees.

New luxury vinyl plank flooring (2025) runs throughout, creating a fresh and modern feel. The spacious bedroom easily fits full-sized furniture, and the four-piece bathroom includes an in-suite laundry area with newer side-by-side washer and dryer (2022).

The Sierras of Heritage is known for its exceptional amenities: indoor pool, hot tub, gym, workshop, car wash, guest suites, library, social rooms, and secure heated parking. This unit comes with 2 underground stalls (#131 and #202 on P1) and a large storage room (#202). The larger of the 2 parking stalls is located right next to the elevator.

Perfectly located in Acadia, you're just



steps from Co-op, London Drugs, restaurants, caf  s, and the LRT  everything you need within walking distance. If you  ve been waiting for a well-kept, move-in-ready condo in a friendly and active adult community, this one  s a must-see.

Built in 1999

### Essential Information

MLS�� #	A2262715
Price	\$235,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	655
Acres	0.00
Year Built	1999
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### Community Information

Address	202, 8535 Bonaventure Drive Se
Subdivision	Acadia
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 3A1

### Amenities

Amenities	Elevator(s), Fitness Center, Indoor Pool, Parking, Party Room, Recreation Room, Secured Parking, Snow Removal, Trash, Visitor Parking, Guest Suite, Sauna
Parking Spaces	2
Parking	Assigned, Stall, Underground

### Interior

Interior Features	See Remarks
Appliances	Central Air Conditioner, Dishwasher, Dryer, Microwave, Range Hood, Refrigerator, Washer, Oven
Heating	Baseboard
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
# of Stories	4

## Exterior

Exterior Features	Balcony, BBQ gas line
Roof	Tile
Construction	Brick, Concrete, Stucco, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	October 8th, 2025
Zoning	M-C2 d127

## Listing Details

Listing Office	CIR Realty
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