

**205, 8403 Fairmount Drive SE  
Calgary, Alberta**

**MLS # A2177256**



## \$240,000

<b>Division:</b>	Acadia		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment		
<b>Size:</b>	772 sq.ft.	<b>Age:</b>	1982 (42 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Parkade, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Hot Water	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 562
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Wood Frame, Wood Siding	<b>Zoning:</b>	M-C2
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	No Smoking Home		

**Inclusions:** n/a

Unleash Your Inner Homebody in Acadia! Welcome to a serene, tidy building for cool cats aged 18+, where convenience is king and amenities are just a hop, skip, and jump away! Only a breezy 10-minute stroll to Heritage LRT Station, making shopping, dining, and entertainment a piece of cake! Step into your move-in ready two-bedroom, one-bathroom condo, boasting a master bedroom with a charming bay window and a generous second bedroom—perfect for guests or your new home office! With a smart design, the living and dining area is just right for hosting your pals or kicking back with a good book. And don’t forget the outdoor space with a balcony that’s just begging for a morning coffee! Enjoy the luxury of secured underground parking to keep your car cozy, plus extra storage lockers for all your treasures! Don’t let this gem slip away—grab your chance to own a fabulous condo in Acadia!