

\$215,000 - 308, 8403 Fairmount Drive Se, Calgary

MLS® #A2238698

\$215,000

2 Bedroom, 1.00 Bathroom, 812 sqft

Residential on 0.00 Acres

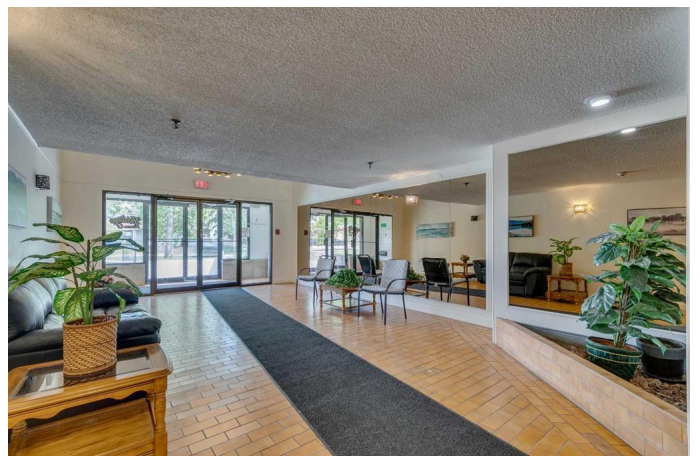
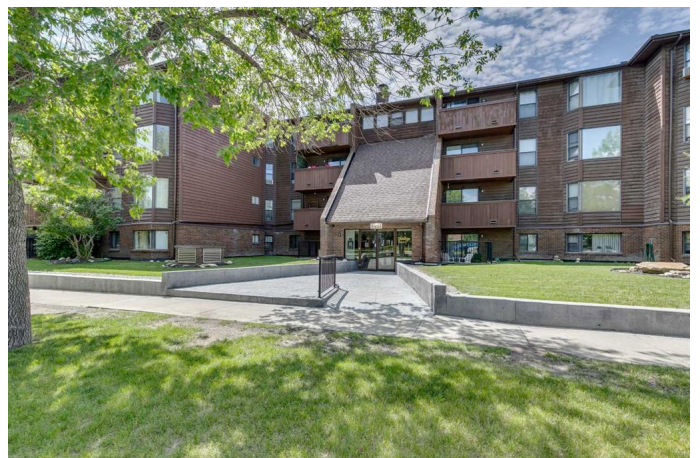
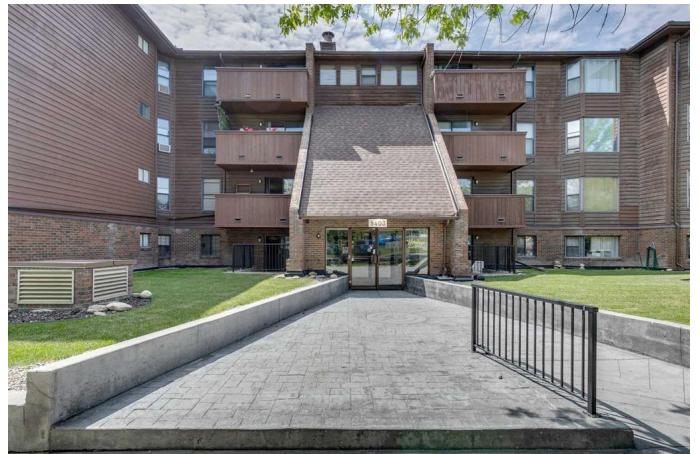
Acadia, Calgary, Alberta

Welcome home to Heritage Manor, a well-maintained 18+ building tucked into the charming community of Acadia! As you step through the front door of this inviting unit, you're welcomed into a functional and spacious layout designed for comfortable living.

Just off the entry, you'll find not one but two convenient storage rooms, perfect for organizing your everyday essentials. Moving further in, the home opens up into a generous living area, filled with natural light from large patio doors that lead out to a private balcony. From here, enjoy serene views of mature trees lining the front of the building a peaceful spot to relax and unwind.

Adjacent to the living room is a dining area that flows seamlessly into the well-laid-out kitchen, offering ample cabinet and counter space for meal prep and entertaining. Down the hallway, you'll find a bright and spacious primary bedroom, comfortably fitting larger furniture. The second bedroom is also impressively sized, making it ideal for guests, a home office, or hobby space. The unit includes a four-piece bathroom, thoughtfully located for easy access from both bedrooms and the main living area.

This building is clean and well-managed, featuring heated underground parking, assigned storage, and well-maintained laundry facilities. Just outside your door, you're steps from grocery stores, restaurants, bakeries, shops, and transit, as well as the



Acadia Aquatic & Fitness Centre making everyday living both convenient and enjoyable. This unit is perfect for first-time buyers, downsizers, or investors looking for a turnkey opportunity in a fantastic location. Donâ€™t miss out!

Built in 1982

Essential Information

MLS® #	A2238698
Price	\$215,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	812
Acres	0.00
Year Built	1982
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

Community Information

Address	308, 8403 Fairmount Drive Se
Subdivision	Acadia
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2X 3M5

Amenities

Amenities	Elevator(s), Parking, Secured Parking, Snow Removal, Trash, Bicycle Storage, Coin Laundry, Laundry
Parking Spaces	1
Parking	Stall

Interior

Interior Features	Storage
-------------------	---------

Appliances	Dishwasher, Microwave, Refrigerator, Stove(s), Window Coverings
Heating	Baseboard, Natural Gas
Cooling	None
# of Stories	4

Exterior

Exterior Features	Balcony
Construction	Brick, Wood Frame, Wood Siding

Additional Information

Date Listed	July 12th, 2025
Days on Market	33
Zoning	M-C2

Listing Details

Listing Office	RE/MAX House of Real Estate
----------------	-----------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.