

# \$205,000 - 106, 8403 Fairmount Drive Se, Calgary

MLS® #A2223096

**\$205,000**

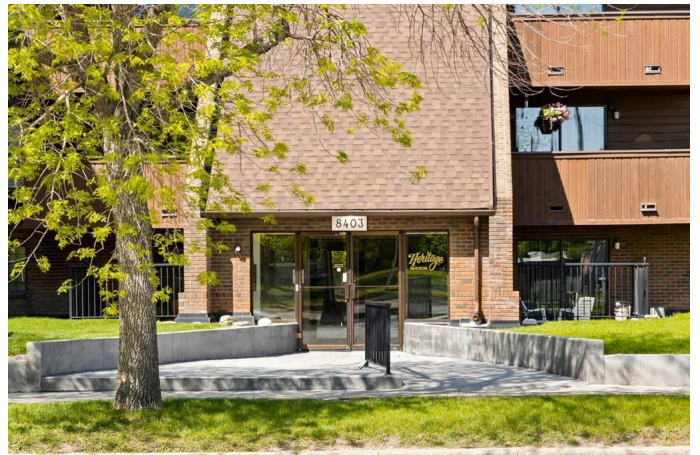
2 Bedroom, 1.00 Bathroom, 798 sqft

Residential on 0.00 Acres

Acadia, Calgary, Alberta

Welcome to 8403 Fairmount Dr SE – This is a beautifully updated 2-bedroom, 1-bath main floor unit that offers 798 sq ft of functional space in the heart of sought-after Acadia. Step inside to discover a bright, open-concept living space featuring new laminate flooring and a modern kitchen designed for both function and style. The fully renovated kitchen boasts sleek new cabinetry, granite countertops, an under-mount sink, and stainless-steel appliances including a glass cooktop, wall-mounted oven, built-in microwave, and dishwasher. A spacious pantry with pullout shelving for storage and convenience. The 5-piece bathroom offers dual sinks and a tub with shower for convenience. The master bedroom is spacious and bright. The second bedroom completes the space. The balcony is spacious and offers an additional gate for added convenience. This is a well maintained age restricted building for adults 18+ with clean, well maintained laundry facilities, heated underground assigned parking stall and assigned storage. Well located, just steps from the grocery stores, restaurants, bakeries, shops, and accessible to Transit – this location offers unbeatable access to everyday essentials and urban lifestyle perks. Don't miss this turn-key opportunity in a well-managed complex – perfect for first-time buyers, downsizers, or investors!

Built in 1982



## Essential Information

MLS® #	A2223096
Price	\$205,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	798
Acres	0.00
Year Built	1982
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

## Community Information

Address	106, 8403 Fairmount Drive Se
Subdivision	Acadia
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2H 0Y9

## Amenities

Amenities	Bicycle Storage, Coin Laundry, Elevator(s), Laundry, Parking, Secured Parking, Snow Removal, Trash
Parking Spaces	1
Parking	Off Street, Parkade, Underground

## Interior

Interior Features	See Remarks
Appliances	Built-In Oven, Dishwasher, Microwave, Range Hood, Refrigerator, Electric Cooktop
Heating	Baseboard, Natural Gas
Cooling	None
# of Stories	4

## Exterior

Exterior Features	Balcony, Private Entrance, Storage
Roof	Asphalt Shingle

Construction      Brick, Wood Frame, Wood Siding

### **Additional Information**

Date Listed      May 30th, 2025

Days on Market      15

Zoning      M-C2

### **Listing Details**

Listing Office      CIR Realty

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