

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

MLS® #A2223096

**\$205,000**

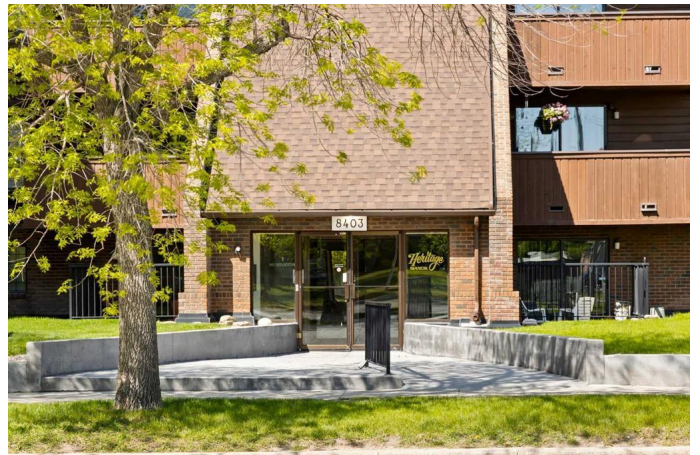
2 Bedroom, 1.00 Bathroom, 798 sqft

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

## Interior

|                   |  |
|-------------------|--|
| Interior Features | See Remarks  |
| Appliances        | Built-In Oven, Dishwasher, Electric Cooktop, Microwave, Range Hood, Refrigerator |
| 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        5

Zoning                 M-C2

**Listing Details**

Listing Office           CIR Realty

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