



GRASSROOTS
REALTY GROUP

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**312, 315 Heritage Drive SE
Calgary, Alberta**

MLS # A2218314



\$250,000

Division:	Acadia		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	856 sq.ft.	Age:	1968 (57 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Outside, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Hot Water, Natural Gas	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Tar/Gravel	Condo Fee:	\$ 549
Basement:	None	LLD:	-
Exterior:	Brick, Composite Siding, Stucco, Vinyl Siding, Wood Frame	Zoning:	M-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Low Flow Plumbing Fixtures, No Smoking Home, Soaking Tub, Storage, Walk-In Closet(s)		

Inclusions: TV mount x 2 and TV in primary bedroom and couch in living room

TOP FLOOR, EAST-FACING UNIT IN ACADIA offering 856 SQ. FT. of smartly laid-out living space with numerous recent updates. Quietly tucked into a mature, tree-lined complex, this TWO-BEDROOM, TWO-BATHROOM condo delivers function, privacy, and flexibility—ideal for first-time buyers, downsizers, or investors. VACANT POSSESSION AVAILABLE AUGUST 1. Step inside to find easy-care LUXURY VINYL FLOORING THROUGHOUT and a well-proportioned layout with large rooms and generous storage. Cabinetry, doors, and trim have all been professionally SANDED AND PAINTED WHITE for a bright, refreshed look, with ALL-NEW CABINET HARDWARE adding a polished finishing touch. The spacious living room feels bright and airy with a wide sliding door to the PRIVATE BALCONY—an ideal perch for morning coffee overlooking the landscaped courtyard below. The dining area easily accommodates a full table for everyday meals or entertaining, while the efficient GALLEY-STYLE KITCHEN offers standout functionality thanks to its EXTENDED COUNTER SPACE, ADDED DRAWERS, and CABINET PANTRY—plus a NEW STAINLESS STEEL DISHWASHER, a sought-after upgrade not found in all units. The thoughtfully separated sleeping wing begins with a large PRIMARY BEDROOM featuring a WALK-IN CLOSET equipped with a CUSTOM CLOSET ORGANIZER SYSTEM to maximize storage. This room also includes a private TWO-PIECE ENSUITE with UPDATED VANITY. The SECOND BEDROOM is generously sized for guests, roommates, or a home office. Nearby, the FOUR-PIECE MAIN BATH has been renovated with an OVERSIZED SOAKER TUB/SHOWER COMBINATION, NEW COUNTERTOP, FAUCETS, and LIGHTING. BOTH BATHROOMS INCLUDE NEW BATHROOM FANS AND

COMFORT-HEIGHT TOILETS for added comfort, ventilation, and accessibility. A closet discreetly houses the IN-SUITE WASHER—an amenity not found in all units. Additional upgrades include NEW WINDOWS and a NEW SLIDING DOOR. Exterior updates further enhance the value and curb appeal. In 2017, the complex completed major work including NEW ROOF, DOORS, HARDIE BOARD SIDING, and COMMON AREA IMPROVEMENTS. In 2020, all EXTERIOR WALKWAYS AND ENTRY AREAS were REPLACED WITH NEW CONCRETE, giving the grounds a refreshed, cared-for feel. Assigned parking is also included. Set in the established community of ACADIA, this home offers unbeatable convenience to local shops, services, schools, parks, and Heritage LRT Station. A standout unit in a quiet, well-managed complex—showcasing thoughtful upgrades, added functionality, and true move-in-ready condition.