



GRASSROOTS
REALTY GROUP

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**329, 315 Heritage Drive SE
Calgary, Alberta**

MLS # A2218326



\$199,900

| | | | |
|------------------|------------------------------------|---------------|-------------------|
| Division: | Acadia | | |
| Type: | Residential/Low Rise (2-4 stories) | | |
| Style: | Apartment-Single Level Unit | | |
| Size: | 859 sq.ft. | Age: | 1968 (57 yrs old) |
| Beds: | 2 | Baths: | 1 full / 1 half |
| Garage: | Stall | | |
| Lot Size: | - | | |
| Lot Feat: | - | | |

| | | | |
|--------------------|---|-------------------|--------|
| Heating: | Baseboard | Water: | - |
| Floors: | Carpet, Vinyl Plank | Sewer: | - |
| Roof: | - | Condo Fee: | \$ 549 |
| Basement: | None | LLD: | - |
| Exterior: | Vinyl Siding | Zoning: | M-C1 |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | No Smoking Home, See Remarks, Separate Entrance, Storage, Vinyl Windows | | |

Inclusions: n/a

Welcome to one of the best values in the city! This top-floor condo offers nearly 900 sq ft of living space with 2 bedrooms (Primary is enormous!), 2 bathrooms, and two private entrances — front and back. It’s hard to find this kind of size and layout at this price point! Step inside and be wowed by the size of each room. The Primary Bedroom easily fits a full suite of furniture, with bonus space for a reading nook, study area, or home office. It also features a walk-in closet and private 2-piece ensuite. The Second Bedroom is just as flexible — roomy enough for a queen bed or perfect for guests, home office, or a personal media room. The Living Room and Dining Area are equally spacious, allowing for multiple furniture configurations. The dining space can accommodate a large kitchen table, creating more space for guests. Newer flooring adds a fresh, modern feel throughout. Enjoy peace of mind with a fully updated exterior (2017), including new roof, windows, doors, and siding. This well-managed complex offers visitor parking, landscaped green space, and a prime location near every convenience. Commuters will love the easy access to Macleod Trail, Blackfoot Trail, and Heritage Drive, plus close proximity to the C-Train and major bus routes. All the city's best amenities are just minutes away. Don’t miss the 3D iGuide Tour with detailed floor plans — and come see for yourself why this flexible, oversized condo is the perfect fit for singles, couples, and families alike, at an unbeatable price!