



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

71D, 231 Heritage Drive SE
Calgary, Alberta

MLS # A2238019



\$325,000

Division:	Acadia		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	990 sq.ft.	Age:	1970 (55 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Hardwood	Sewer:	-
Roof:	-	Condo Fee:	\$ 573
Basement:	-	LLD:	-
Exterior:	Brick, Cedar	Zoning:	M-C1
Foundation:	-	Utilities:	-
Features:	Built-in Features, No Animal Home, No Smoking Home, See Remarks		

Inclusions: Dishwasher, Washer, dryer, stove, microwave

Step into sophistication with this professionally redesigned 2-bedroom, 1.5-bath gem that effortlessly blends comfort with contemporary style. Located in a vibrant 25+ building surrounded by lush green space, this inviting residence is perfect for those seeking elevated living with a splash of luxury. Features You'll Love - Track lighting and sleek new cabinetry create a modern, gallery-like ambiance - New appliances throughout, plus a dedicated coffee bar—perfect for morning rituals - Two spacious bedrooms and 1.5 spa-inspired baths with refined finishes - Convenient in-suite laundry and durable new flooring - Steps from transit, shopping, and restaurants, making life effortlessly accessible - Surrounded by plenty of green space for peaceful morning walks or afternoon lounging Whether you're downsizing or just upgrading your lifestyle, this home is a stylish sanctuary designed for comfort, convenience, and connection.