



GRASSROOTS
REALTY GROUP

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323, 315 Heritage Drive SE
Calgary, Alberta

MLS # A2238751



\$200,000

Division:	Acadia		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	862 sq.ft.	Age:	1968 (57 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 549
Basement:	-	LLD:	-
Exterior:	Mixed	Zoning:	M-C1
Foundation:	-	Utilities:	-
Features:	Ceiling Fan(s)		

Inclusions:	na
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Welcome to one of the best-kept secrets in the city — now refreshed with brand-new, stylish laminate flooring! This top-floor 2-bedroom, 2-bathroom condo offers nearly 900 sq ft of smart, flexible living with ****TWO private entrances**** and an unbeatable price. Step inside and immediately feel the space — oversized rooms, including a **massive** primary bedroom that can double as your personal retreat, home office, or creative space. It features a walk-in closet and private ensuite to complete the sanctuary vibe. The second bedroom? Just as versatile. Use it for guests, your side hustle HQ, or that Netflix-and-chill cave. The open-concept living/dining room has tons of room for entertaining, lounging, or whatever your lifestyle demands. The building had a full exterior update in 2017 — new roof, windows, siding, and doors. Translation: less worry, more living. The complex is clean, well-managed, and has visitor parking and green space for those Sunday hangs. You're close to EVERYTHING — C-Train, major roads, shopping, dining, schools — all within minutes. Come see why this oversized, affordable unit is a total game-changer — whether you're flying solo, coupled up, or rolling with the whole crew. This is your opportunity to own more, for less.