



**GRASSROOTS**  
REALTY GROUP

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**35B, 231 Heritage Drive SE  
Calgary, Alberta**

**MLS # A2240667**



**\$330,000**

<b>Division:</b>	Acadia		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	1,127 sq.ft.	<b>Age:</b>	1970 (55 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 646
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick	<b>Zoning:</b>	M-C1
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Closet Organizers, Quartz Counters		

**Inclusions:** Curtain at front hall closet, Doorbell

**\*\*OPEN HOUSE Saturday, August 23, 11-1\*\*** Welcome to 35B, 231 Heritage Drive SE — a spacious and beautifully updated top-floor, end-unit condo in perfect condition in the heart of the vibrant and established community of Acadia. Offering over 1,126 square feet of well-designed living space, this three-bedroom, one-and-a-half-bathroom home is the perfect blend of comfort, functionality, and style. As you enter, you'll be impressed by the expansive open-concept layout with a generous living and dining area, ideal for both relaxing and entertaining. The kitchen has been thoughtfully renovated with quartz countertops, modern cabinetry offering plenty of storage, and a new fridge, making meal prep a joy. Stylish vinyl plank flooring runs throughout the unit, and the closets have been outfitted with built-in organizers for added convenience. The oversized primary bedroom is a true retreat — currently used as a guest room and hobby space — and features its own chic two-piece ensuite. Two additional large bedrooms and a well-appointed four-piece main bathroom offer plenty of room for family, guests, or home office setups. Step outside to enjoy the huge private patio, perfect for morning coffee, container gardening, or summer evenings with friends. This is a VERY well-managed 25-plus complex and has recently upgraded all the common area carpets, with plans to paint the building's common area interiors before October, and boasts beautifully maintained grounds, including a charming central courtyard. The assigned parking stall is located just steps from the main entrance for added ease. Situated in Acadia, one of Calgary's most accessible and family-friendly neighbourhoods, this home offers excellent proximity to downtown, major roadways like Macleod Trail and Deerfoot Trail, transit options including Heritage LRT, as

well as numerous schools, parks, and the Acadia Recreation Complex. With its thoughtful updates, generous layout, and prime location, this condo is a fantastic opportunity for first-time buyers, professionals, downsizers, or investors alike. Don't miss out on this beautiful home and book a showing today!!