



GRASSROOTS
REALTY GROUP

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211, 315 Heritage Drive SE
Calgary, Alberta

MLS # A2244416



\$224,888

Division:	Acadia		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	869 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, Linoleum, Parquet	Sewer:	-
Roof:	-	Condo Fee:	\$ 549
Basement:	-	LLD:	-
Exterior:	Cement Fiber Board, Composite Siding, Concrete, Wood Frame	Zoning:	M-C1
Foundation:	-	Utilities:	-
Features:	No Animal Home, No Smoking Home, Storage		

Inclusions: N/A

OPEN HOUSE FRIDAY /AUG 1 between 5-7.30pmWelcome to this spacious and affordable Top floor two bedroom condo in desirable community of Acadia. Featuring 2 bathrooms (one is 2pcs en-suite), this unit offers practical living with plenty of space and comfort. You will love the west facing balcony that overlooks a peaceful courtyard, perfect for enjoying evening sun and fresh air! The building exterior has been extensively updated, giving it a clean, modern look that feels almost brand new. Inside, the layout is bright and functional, ideal for both first-time buyers and investors. The location is perfect-close to schools, shopping, public transit, and all major amenities. Whether you are looking to get into the market or downsize comfortably, this condo offers great value in a well maintained complex.