



**GRASSROOTS**  
REALTY GROUP

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**228, 315 Heritage Drive SE  
Calgary, Alberta**

**MLS # A2256027**



**\$229,000**

<b>Division:</b>	Acadia		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	851 sq.ft.	<b>Age:</b>	1968 (57 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Assigned, Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Parquet, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 549
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Cement Fiber Board, Composite Siding, Concrete	<b>Zoning:</b>	M-C1
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Built-in Features, Granite Counters, Storage, Walk-In Closet(s)		

**Inclusions:** Built in storage units

Welcome to Acadia! This spacious 2-bedroom, 1.5-bathroom condo offers the perfect blend of comfort and convenience in one of Calgary's most established central communities. Bright and inviting, the layout features a generous living area with large sliding balcony doors, a dedicated dining space, and an upgraded kitchen with granite countertops and plenty of cabinet storage. The primary bedroom includes a walk-in closet and private 2pc ensuite, while the second bedroom and full bathroom are ideally positioned for guests, roommates, or a home office setup. Enjoy the convenience of laundry conveniently located within the building, plus a private balcony overlooking a gorgeous and serene courtyard—perfect for your morning coffee or winding down at the end of the day. Located in a well-managed complex, this home comes with assigned surface level parking and access to visitor stalls. The building is steps from Heritage LRT Station, shopping at Southcentre Mall, local schools, restaurants, and all the amenities of Acadia. With easy access to Macleod Trail and major routes, you're just minutes from downtown or anywhere in the city. Whether you're a first-time buyer, downsizer, or investor, this property is an incredible opportunity to own in a prime location.