



GRASSROOTS
REALTY GROUP

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

47C, 231 Heritage Drive SE
Calgary, Alberta

MLS # A2269797



\$199,900

Division:	Acadia		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	910 sq.ft.	Age:	1970 (55 yrs old)
Beds:	2	Baths:	1
Garage:	Assigned, Off Street, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas
Floors:	Vinyl Plank
Roof:	Metal
Basement:	-
Exterior:	Brick, Concrete
Foundation:	Poured Concrete
Features:	No Smoking Home, Storage

Water:	-
Sewer:	-
Condo Fee:	\$ 526
LLD:	-
Zoning:	M-C1
Utilities:	-

Inclusions: None

Discover exceptional value in this spacious 910 sq ft, 2nd-floor corner unit, ideally located just steps from everyday amenities and the Heritage LRT Station. With lots of windows, this home offers bright, comfortable living and a layout that feels larger than its measurements. A rare advantage in this unit is the true in-suite laundry, offering privacy and convenience that many other units simply don't have—an upgrade that significantly enhances day-to-day living. The home features a functional kitchen with ample cabinetry, a bright dining space, and a generous living room that flows seamlessly to the large west-facing balcony, perfect for enjoying afternoon sun or additional outdoor living space. Both bedrooms are well sized, with decent storage and plenty of natural light. An updated 4pc bathroom and excellent in-suite storage round out the interior. Set in a quiet, well-cared-for complex with peaceful neighbours, this property provides a calm residential setting while remaining walkable to shops, cafés, transit, and major roadways. Offering great square footage, a premium corner placement, and rare in-suite laundry, this unit delivers comfort, convenience, and standout value in a highly accessible location.