



**34B, 231 Heritage Drive SE
Calgary, Alberta**

MLS # A2270204

\$269,900



Division:	Acadia		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,127 sq.ft.	Age:	1970 (56 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Assigned, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	-	Condo Fee:	\$ 643
Basement:	-	LLD:	-
Exterior:	Brick, Concrete	Zoning:	M-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Pantry		

Inclusions: N/A

Discover exceptional value in this spacious 3-bedroom condo, featuring one full bath plus a convenient half bath. Located on the top floor. This bright unit offers impressive room sizes throughout. The expansive living and dining area easily accommodates full-size furniture while still providing plenty of space to move and entertain. The kitchen not only has good space for preparation but also has a pantry with lots of room to store your food. Step outside to your large south-facing balcony, perfect for relaxing while overlooking mature trees and the peaceful courtyard. This well-maintained complex is adult-oriented (25+) and features shared laundry in each building for added convenience. Your assigned parking stall is located just steps from the entrance. Situated in the highly sought-after community of Acadia, you'll love the proximity to countless amenities—shopping, restaurants, transit, and only a 10-minute walk to the C-Train station. This is an excellent opportunity to own a spacious, affordable home in a fantastic location. Come see it for yourself!