



GRASSROOTS
REALTY GROUP

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71D, 231 Heritage Drive SE
Calgary, Alberta

MLS # A2271097



\$309,400

Division:	Acadia		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	993 sq.ft.	Age:	1970 (55 yrs old)
Beds:	2	Baths:	2
Garage:	Assigned, Parking Lot, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Boiler, Central, Natural Gas	Water:	-
Floors:	Hardwood	Sewer:	-
Roof:	Membrane	Condo Fee:	\$ 573
Basement:	None	LLD:	-
Exterior:	Concrete, Veneer, Wood Frame	Zoning:	M-C1
Foundation:	Poured Concrete	Utilities:	Electricity Connected, Heating Paid For, Water Paid For
Features:	Bookcases, Built-in Features, Chandelier, No Animal Home, No Smoking Home, Recessed Lighting, Track Lighting		

Inclusions: Fridge, Stove, Microwave, Window Coverings, Washer & Dryer

Step into a refined, modernized 2-bedroom, 1.5-bath home in a quiet 25+ community surrounded by mature green space. Nearly 1,000 sq ft of thoughtfully redesigned living offers a calm, contemporary feel with upgraded cabinetry, new appliances, gallery-style lighting, and a dedicated coffee bar. The layout is open and efficient, with two well-sized bedrooms, updated baths, durable new flooring, and convenient in-suite laundry. Located steps from transit, shopping, and everyday amenities, this move-in-ready residence delivers elevated design, comfort, and exceptional value in one of Acadia's most established neighbourhoods.