



GRASSROOTS
REALTY GROUP

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**319, 315 Heritage Drive SE
Calgary, Alberta**

MLS # A2275031

\$190,000



Division:	Acadia		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	817 sq.ft.	Age:	1968 (57 yrs old)
Beds:	2	Baths:	1
Garage:	Assigned, Off Street, Stall		
Lot Size:	-		
Lot Feat:	Landscaped, Many Trees		

Heating:	Baseboard, Hot Water, Natural Gas	Water:	-
Floors:	Parquet, Tile	Sewer:	-
Roof:	Flat	Condo Fee:	\$ 552
Basement:	-	LLD:	-
Exterior:	Composite Siding, Wood Frame	Zoning:	M-C1
Foundation:	-	Utilities:	-
Features:	Ceiling Fan(s), Open Floorplan, Soaking Tub, Storage		

Inclusions: N/A

Main floor living meets everyday comfort in this well-planned 2 bedroom home with a front-facing patio and peaceful courtyard views from the bedrooms. A generous living room invites relaxation and connects directly to the patio through a sliding door, creating an easy indoor-outdoor flow that suits morning coffee or evening downtime. An open floor plan encourages connection and flexibility, while a dedicated dining area provides space for hosting, shared meals or work-from-home needs, enhanced by an updated ceiling fan for added comfort. A galley-style kitchen sits open to the main living space, allowing conversation to continue while cooking and featuring mostly stainless steel appliances, durable finishes and a pantry that adds valuable storage. A spacious primary retreat offers room to unwind and includes a large closet to keep daily life organized. A second bedroom mirrors the sense of space, making it ideal for guests, a home office or family use. A 4-piece bathroom serves the home with a clean, functional layout. Both bedrooms enjoy views of the landscaped courtyard, offering privacy and a calmer outlook compared to street-facing units. Mature trees, benches and winding pathways define the shared outdoor spaces, encouraging quiet walks and a strong sense of community. Assigned parking supports convenience and low-maintenance living. Ideally located in Acadia placing everyday essentials within easy reach, with nearby schools, transit routes and C-Train access contributes to smooth commutes and long-term livability!