



GRASSROOTS
REALTY GROUP

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**401, 315 Heritage Drive SE
Calgary, Alberta**

MLS # A2284659

\$179,900



Division:	Acadia		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	700 sq.ft.	Age:	1968 (58 yrs old)
Beds:	1	Baths:	1
Garage:	Assigned, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Tar/Gravel	Condo Fee:	\$ 466
Basement:	None	LLD:	-
Exterior:	Composite Siding, Concrete	Zoning:	M-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home		
Inclusions:	None		

Nestled in the serene community of Acadia, this impeccably updated END UNIT offers charm and comfort within a picturesque complex. Ideally located just steps from the vibrant shops and services of Heritage Plaza, Heritage LRT Station, nearby parks, and a wide array of amenities, this home delivers both convenience and tranquility. Enjoy the peaceful atmosphere of the community's tranquil courtyards, solid concrete construction, and durable composite siding (updated in 2020). Inside, the home has been tastefully refreshed in a soothing neutral palette, featuring new flooring and modern light fixtures throughout. New windows and a patio sliding door (2020) further enhance comfort and efficiency. The heart of the home is the beautifully updated kitchen, showcasing a pristine white design and stainless steel appliances, perfect for everyday living and culinary adventures alike. The inviting living room, with lovely courtyard views, flows seamlessly into the dining area—ideal for relaxing or entertaining. Step outside to your private patio, surrounded by mature landscaping, offering the perfect setting for al fresco dining or quiet moments outdoors. The updated 4-piece bathroom provides a calm, spa-like retreat to unwind at the end of the day, while in-suite laundry adds everyday convenience. This exceptional residence seamlessly combines thoughtful updates, a peaceful setting, and an unbeatable location in one of Calgary's most established communities.