



**83E, 231 Heritage Drive SE
Calgary, Alberta**

MLS # A2291000



\$198,900

Division:	Acadia		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	755 sq.ft.	Age:	1970 (56 yrs old)
Beds:	1	Baths:	1
Garage:	Assigned, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Laminate, Other	Sewer:	-
Roof:	-	Condo Fee:	\$ 441
Basement:	-	LLD:	-
Exterior:	Brick, Concrete, Wood Siding	Zoning:	M-C1
Foundation:	-	Utilities:	-
Features:	Open Floorplan, Storage		

Inclusions: n/a

Welcome to Hilltop House! This spacious 750 sq. ft. one-bedroom unit in a quiet 25+ adult living complex offers the perfect blend of convenience and comfort in a prime central location. Situated on the main level for easy access, this unit features modern laminate flooring throughout and a bright, expansive living room that opens through massive patio doors to a large private patio—perfect for outdoor relaxation. The functional layout includes a well-equipped kitchen, Electric cooktop is replaced last year, a dedicated dining area, and a generously sized master bedroom with ample space for a king-size set, complemented by a bathroom featuring a deep soaker tub. Practicality is built-in with a large in-suite storage room, an assigned outdoor parking stall conveniently located right out front, and the common laundry room situated just next door. This property is a dream for investors or first-time buyers, as it is currently tenant-occupied at \$1,600/month with a reliable tenant who is willing to stay, ensuring immediate and stable rental income. With low condo fees of \$440.96 covering everything except electricity, and a location within walking distance to the LRT station, shopping, and downtown, this centrally located gem is a must-see opportunity.