209, 315 Heritage Drive SE
Calgary, Alberta

MLS # A2291836

$228,000

Division:	Acadia
Type:	Residential/Low Rise (2-4 stories)
Style:	Apartment-Single Level Unit

Size:	855 sq.ft.	**Age:**	1968 (58 yrs old)
Beds:	2	**Baths:**	1
Garage:	Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Hot Water, Natural Gas	**Water:**	-
Floors:	Linoleum, Parquet	**Sewer:**	-
Roof:	Tar/Gravel	**Condo Fee:**	$ 572
Basement:	None	**LLD:**	-
Exterior:	Composite Siding, Concrete	**Zoning:**	M-C1
Foundation:	Poured Concrete	**Utilities:**	-
Features:	No Animal Home, No Smoking Home, Open Floorplan, Storage		

Inclusions:	None

Very well maintained 855 sq. ft. 2 bedroom, 2 bathroom Condo located in desirable community of Acadia in a solid concrete building. The unit features an open-concept layout with a bright living room with large windows that fill space with natural light. Step out onto the west-facing balcony overlooking a peaceful courtyard, perfect for enjoying evening sun. The fully renovated kitchen includes new countertops, beautiful cabinetry with lighting, a new fridge and new dishwasher, and opens to a good-sized dining are, ideal for entertaining. The spacious Primary Bedroom offers a 2-piece ensuite, while the Main Bathroom has been fully renovated with new cabinetry, bathtub and sink. Additional hightlights include: One assigned parking stall in front of building entrance, with the option to rent additional stall. Walking distance to Macleod Trail and the LRT. Quick access to Deerfoot Meadows, Calgary Farmers' Market, Rockyview Hospital, Restaurants and shopping at Chinook Mall. Plenty of walking paths within the complex. Conveniently located just 15 minutes to downtown Calgary and about 7 minutes to Heritage Park. The building has also been updated in recent years with new siding, roof, windows and doors, offering added value and peace of mind. Call Realtor for a private viewing.