



**75D, 231 Heritage Drive SE  
Calgary, Alberta**

**MLS # A2293826**



**\$284,900**

<b>Division:</b>	Acadia		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	1,123 sq.ft.	<b>Age:</b>	1970 (56 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Assigned, Guest, Outside, Parking Lot, Paved, Plug-In, Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Boiler, Central, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Membrane	<b>Condo Fee:</b>	\$ 659
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Veneer, Wood Frame	<b>Zoning:</b>	M-C1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	Electricity Connected, Heating Paid For, High Speed I
<b>Features:</b>	Laminate Counters, No Animal Home, No Smoking Home		

**Inclusions:** N/A

**OPEN HOUSE:** March 22, 12:00 - 4:00. A beautifully renovated top-floor condo in the Hilltop House complex, located at the edge of Acadia with access to major routes, transit, shopping, and dining. This 25+ adult community offers a peaceful atmosphere, quiet lifestyle, and perfectly maintained grounds. It's ideal for buyers seeking comfort, privacy, and long-term value. This spacious 3-bedroom, 2-bath home has been professionally and thoughtfully updated throughout. The bright, functional kitchen features refreshed cabinetry and a modern backsplash. Both bathrooms have been fully renovated, including a convenient 2-piece ensuite off the primary bedroom. The flooring, paint, and lighting complete the move-in-ready feel. The top-floor location means no noise above, while the end-unit layout provides added privacy and an abundance of natural light. A large balcony extends the living space and overlooks the quiet surroundings - perfect for morning coffee or evening relaxation. Hilltop House is known for its excellent grounds maintenance, strong reserve fund, and pride of ownership throughout the complex. An assigned surface parking stall is included, and the building's central location offers quick access to Macleod Trail, Heritage Drive, transit, shopping, and everyday amenities.