



**120, 315 Heritage Drive SE
Calgary, Alberta**

MLS # A2302427



\$179,900

Division:	Acadia		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	827 sq.ft.	Age:	1968 (58 yrs old)
Beds:	2	Baths:	1
Garage:	Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Tar/Gravel	Condo Fee:	\$ 552
Basement:	-	LLD:	-
Exterior:	Cement Fiber Board, Concrete	Zoning:	M-C1
Foundation:	-	Utilities:	-
Features:	No Smoking Home, Open Floorplan		

Inclusions: White Cabinet in Kitchen Near Table, Hood Fan

This is it! Located in the sought-after, well-established community of Acadia, this functional and light-filled 2-bedroom END unit offers exceptional value and a prime central southeast location. Ideal for first-time buyers, downsizers, or investors, this home combines affordability, lifestyle, and a ton of daily convenience. There are two handy entrances: a front entrance ideal for welcoming guests and bringing in groceries, and a rear entrance providing easy access to the common laundry area, storage, and tranquil courtyard. The centrally located kitchen has been thoughtfully improved from the original and offers ample storage with additional cabinetry, plenty of counter space, and a comfortable eat-in dining area. With convenient openings at both ends of the kitchen, the layout allows for easy flow and accessibility while preparing meals or entertaining. The spacious living room easily accommodates your furniture and is filled with natural light from oversized sliding doors (replaced in 2019) that open onto your patio flanked by beautiful lilac bushes, creating a fragrant summer retreat. All of the windows were replaced in 2019 and brand new carpeting adds comfort and a fresh feel throughout the living spaces. The oversized primary bedroom offers a large closet and plenty of space for your king-sized bed. The second well sized bedroom provides flexibility as a home office, hobby room, fitness space, or guest room. A 4 piece bath completes the interior offerings. The well-managed complex has seen significant exterior improvements which have boosted the curb appeal - they include a new roof and Hardie Board siding in 2017, along with new concrete walkways and entry areas in 2020. The combination of these items has led to a refreshed appearance and revitalization. One assigned parking stall is included just steps from your door, for those needing an additional

space there is a possibility of leasing an additional stall. Enjoy the convenience of this fantastic walkable location, with restaurants, schools, grocery stores and everyday services/amenities just minutes away. Commuting is a breeze with access to the Heritage LRT Station and major roadways like Macleod, Deerfoot & Blackfoot Trails nearby. You will find popular stores such as HomeSense & Winners as well as South & Chinook Centre Malls and shopping district Deerfoot Meadows all close by. Outdoor enthusiasts can easily run, walk or cycle down to the Bow River Pathways or head in the other direction over to the Glenmore Reservoir. If you don't already know Acadia is known for its mature trees, excellent access to amenities, and unbeatable connectivity throughout the ever growing city. Come see this unit for yourself.