



**35B, 231 Heritage Drive SE
Calgary, Alberta**

MLS # A2302842



\$258,888

Division:	Acadia		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,118 sq.ft.	Age:	1970 (56 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Assigned, Off Street, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 659
Basement:	-	LLD:	-
Exterior:	Brick, Wood Frame	Zoning:	M-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Closet Organizers, Low Flow Plumbing Fixtures, Open Floorplan, Quartz Counters, Storage		

Inclusions: N/A

WOW PRICED TO SELL!!!! Life in Acadia connects everyday convenience with a quiet, established setting just minutes from transit, parks and major routes. Positioned on the top floor as an end unit, this beautifully updated 3 bedroom home enjoys added privacy, natural light and a layout that feels both functional and comfortable. Luxury vinyl plank flooring runs throughout, creating a cohesive look that is durable and easy to maintain for daily living. Culinary creativity is inspired in the thoughtfully renovated kitchen where quartz countertops, sleek white cabinetry, an updated backsplash and stainless steel appliances come together with a cutout that keeps sightlines open to the main living space. Meals feel connected in the adjacent dining area while still maintaining defined zones for gathering and entertaining. Time spent in the living room feels relaxed and inviting as large patio sliders extend the space outward to an expansive covered balcony designed for barbecues, container gardening or simply unwinding with a view of the surrounding trees. Morning light and a quiet atmosphere enhance the primary retreat, complete with its own private ensuite that adds everyday comfort and convenience. Two additional bedrooms offer flexibility for guests, a home office or hobbies, all the bedrooms benefit from custom closet organizers that maximize storage. A well-appointed 4 piece bathroom serves the home with a clean and functional layout. Future flexibility is available with in-suite laundry permitted upon board approval, while a common laundry room is currently accessible within the building. Daily routines are supported by an assigned parking stall located just steps from the entrance. Residents enjoy a 25 plus community with recently updated common areas, tranquil courtyards, mature trees and picnic spaces that create a peaceful environment. TELUS

PureFibre connectivity has been installed, delivering fast and reliable internet for work or streaming. Commuting remains effortless with close proximity to the Heritage LRT, Macleod Trail and Deerfoot Trail, while nearby parks and the Acadia Recreation Complex add to the lifestyle appeal of this well-connected location.