



**16A, 231 Heritage Drive SE
Calgary, Alberta**

MLS # A2303518



\$199,000

Division:	Acadia		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	912 sq.ft.	Age:	1970 (56 yrs old)
Beds:	2	Baths:	1
Garage:	Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Membrane	Condo Fee:	\$ 589
Basement:	-	LLD:	-
Exterior:	Brick, Concrete	Zoning:	M-C1
Foundation:	-	Utilities:	-
Features:	No Animal Home, No Smoking Home, Storage		

Inclusions: n/a

Welcome to Hilltop House—one of Acadia’s most well-regarded condo communities, known for strong management, a solid reserve fund, and consistently well-maintained grounds. This 25+ building offers a quiet, established environment with a true sense of pride of ownership. This top-floor, end-unit condo provides added privacy and a peaceful setting. Featuring two bedrooms and one bath, the home has been carefully maintained by the same owner for over 30 years. The layout is functional and comfortable, with larger bedrooms than you’ll typically find in newer builds, giving you space that actually works for day-to-day living. The main living area is finished with newly installed engineered hardwood flooring, adding a clean, updated feel. A standout feature is the large in-suite storage room, offering secure and convenient space for your belongings—something not often found at this price point. The unit also includes one assigned parking stall. The complex features a beautifully maintained central courtyard, and the location puts you within easy reach of shopping, transit, and the C-Train. A great fit for buyers looking for a quiet, well-managed building in a mature, convenient community.