



**83E, 231 Heritage Drive SE  
Calgary, Alberta**

**MLS # A2303706**



**\$198,900**

<b>Division:</b>	Acadia		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	755 sq.ft.	<b>Age:</b>	1970 (56 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Assigned, Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Other	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 441
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete, Wood Siding	<b>Zoning:</b>	M-C1
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Open Floorplan, Storage		

**Inclusions:** n/c

Now vacant and move-in ready, this property is a golden opportunity for first-time buyers seeking a quick possession or savvy investors looking to set their own market rents. With low condo fees of only \$440.96 (covering everything except electricity) and a location that defines convenience, this home is a must-see. Welcome to Hilltop House, where convenience meets comfort in this spacious 750 sq. ft. one-bedroom sanctuary. Perfectly situated in a quiet 25+ adult living complex, this main-level unit offers effortless access and a functional layout designed for modern living. Step inside to find stylish laminate flooring throughout and a bright, expansive living room that serves as the heart of the home. Dramatic, oversized patio doors lead you to a large private patio, providing a rare outdoor retreat for morning coffee or evening relaxation. The interior features a well-equipped kitchen—highlighted by an electric cooktop replaced just last year—and a dedicated dining area perfect for hosting. The generously sized primary bedroom easily accommodates a king-size suite, while the bathroom offers a deep soaker tub for a spa-like escape at the end of the day. Practicality is a priority here, with a large in-suite storage room to keep life organized, an assigned outdoor parking stall conveniently located right out front, and the common laundry room situated just steps away for ultimate ease. Enjoy being within walking distance to the LRT station, premier shopping, and the vibrant energy of downtown. Whether you are starting your homeownership journey or expanding your portfolio, this centrally located gem is ready for its next chapter. Schedule your private viewing today!