



203, 315 Heritage Drive SE
Calgary, Alberta

MLS # A2303835



\$90,000

Division:	Acadia		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	865 sq.ft.	Age:	1968 (58 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Parquet	Sewer:	-
Roof:	Tar/Gravel	Condo Fee:	\$ 572
Basement:	-	LLD:	-
Exterior:	Composite Siding	Zoning:	M-C1
Foundation:	-	Utilities:	-
Features:	Walk-In Closet(s)		

Inclusions: N/A

Investor, renovator, contractor ALERT, loads of potential here, bring your vision! Priced with opportunity in mind, this two-bedroom, one-and-a-half-bath condo is ideal for those looking to get into the market and add value. The unit requires TLC and offers an excellent opportunity to build sweat equity, with the added benefit of newer vinyl windows already in place. Property is being sold as is. The west-facing balcony overlooks the courtyard, offering a quieter and more private outlook. This well-managed complex has seen substantial exterior upgrades, enhancing long-term value and curb appeal. In 2017, major improvements included a new roof, doors, Hardie Board siding, and common area updates. In 2020, all exterior walkways and entry areas were replaced with new concrete, providing a refreshed and well-maintained appearance. One assigned parking stall is included. Located in the established community of Acadia, this home offers outstanding access to local shops, services, schools, parks, and Heritage LRT Station.