



**112, 315 Heritage Drive SE
Calgary, Alberta**

MLS # A2305051



\$239,000

Division:	Acadia		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	858 sq.ft.	Age:	1968 (58 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Stall		
Lot Size:	-		
Lot Feat:	-		

Heating: Baseboard

Water: -

Floors: Carpet, Tile, Vinyl

Sewer: -

Roof: -

Condo Fee: \$ 572

Basement: -

LLD: -

Exterior: Composite Siding

Zoning: M-C1

Foundation: -

Utilities: -

Features: No Smoking Home

Inclusions: None

TOP FLOOR UNIT IN ACADIA. This 2-bedroom, 1.5-bathroom condo delivers exceptional function, privacy, and flexibility—ideal for first-time buyers, downsizers, or investors. NEW (2025) refrigerator, dishwasher, and microwave. 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. All of the windows were replaced in 2019. 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 beautiful balcony. The oversized primary bedroom offers a large closet and plenty of space for your king-sized bed, along with an attached half bathroom. 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. One assigned parking stall is included, just steps from your door. Enjoy the convenience of this fantastic walkable location, with restaurants, schools, grocery stores, and everyday services and amenities just minutes away. Commuting is a breeze with access to the Heritage LRT Station and major roadways like Macleod, Deerfoot, and Blackfoot Trails nearby.

You will find popular stores such as Home Sense and Winners, as well as South Centre and Chinook Centre malls and the shopping district Deerfoot Meadows, all close by. 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.