



311, 315 Heritage Drive SE
Calgary, Alberta

MLS # A2152519



\$215,000

Division:	Acadia		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment		
Size:	855 sq.ft.	Age:	1968 (56 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Stall		
Lot Size:	-		
Lot Feat:	Level, Treed		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Parquet, Tile	Sewer:	-
Roof:	Asphalt	Condo Fee:	\$ 510
Basement:	-	LLD:	-
Exterior:	Concrete, Vinyl Siding	Zoning:	M-C1
Foundation:	-	Utilities:	-
Features:	Ceiling Fan(s), Laminate Counters, No Smoking Home, Storage		

Inclusions: BBQ

Check out this top-floor suite overlooking the courtyard and green space. With west facing windows this bright and spacious 2-bedroom condo is in a perfect location. Within walking distance to shopping, restaurants, parks and Heritage C-Train Station. This concrete building with low condo fees (which include both heat and water) is a fantastic find. The primary bedroom has a 2-piece ensuite and walk in closet. The suite also has a second bedroom, 4-piece bathroom, large living room, galley style kitchen and in-unit storage. Large patio doors lead you to the private balcony with charming views. Whether you're a first-time buyer or an investor, it doesn't get much better than this.