



GRASSROOTS
REALTY GROUP

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97E, 231 Heritage Drive SE
Calgary, Alberta

MLS # A2204178

\$199,900



Division:	Acadia		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	533 sq.ft.	Age:	1970 (55 yrs old)
Beds:	1	Baths:	1
Garage:	Assigned, Parkade, Stall		
Lot Size:	-		
Lot Feat:	Lawn, Treed, Yard Lights		

Heating:	Baseboard	Water:	-
Floors:	Vinyl	Sewer:	-
Roof:	Tar/Gravel	Condo Fee:	\$ 432
Basement:	-	LLD:	-
Exterior:	Brick, Concrete	Zoning:	M-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Granite Counters, No Smoking Home, Storage		

Inclusions: N/A

Welcome to this exceptional top floor unit in Hilltop House, nestled in the desirable Acadia community. This thoughtfully designed condominium offers comfortable living with modern amenities and convenient access to urban essentials. Step inside to discover a bright and spacious interior featuring elegant granite countertops and durable vinyl flooring throughout. The generously proportioned primary bedroom easily accommodates a king-size bed, while the freshly painted walls create a crisp, welcoming atmosphere. The inviting living room is filled with natural light and opens onto a expansive deck, perfect for outdoor relaxation and entertaining. Located in a well-managed, age-restricted building for residents 25 and older, this peaceful community provides a serene living environment. The complex is ideally situated just minutes from shopping centers, diverse dining options, and public transportation. Commuters will appreciate the short 10-minute walk to light rail transit and easy access to downtown. Monthly condominium fees includes one assigned parking stall, heat, water, and sewer services. The building maintains a pet policy that welcomes cat(s) with board approval. This meticulously maintained unit offers the perfect blend of comfort, convenience, and community living in one of Calgary's most sought-after neighborhoods!