



GRASSROOTS
REALTY GROUP

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**47C, 231 Heritage Drive SE
Calgary, Alberta**

MLS # A2211694



\$218,900

Division:	Acadia		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	910 sq.ft.	Age:	1970 (55 yrs old)
Beds:	2	Baths:	1
Garage:	Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Radiant	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 526
Basement:	-	LLD:	-
Exterior:	Brick, Concrete, See Remarks	Zoning:	M-C1
Foundation:	-	Utilities:	-
Features:	No Animal Home, No Smoking Home, Quartz Counters, See Remarks, Storage		

Inclusions:	N/A
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Great opportunity to purchase a stunning 2-BDR CONCRETE BUILDING ADULT LIVING, 25 + located in the heart of Acadia. This bright WEST FACING CORNER UNIT offers 910 Sq. Ft. of functional living space with finishes beyond your expectations. Highlighting the home is an open concept main living room allowing space for a large living room, a home office/ flex space plus a dining room big enough to seat eight - ten, there is a custom pantry that includes a full in-suite STEAM WASHER/DRYER. To the other side of the dining area is the updated bright white kitchen with 4-pc SS appliances. Down the hallway, you'll find a recently updated bathroom with a jetted soaker tub & two spacious BEDROOMS; both capable of fitting king beds. In addition to everything, this home has 115 Sq.Ft. WEST-facing QUIET balcony perfect for relaxing. Other features worth noting are: Wide plank luxury laminate, accessible assigned parking 5 METERS from the unit, new paint, updated lighting, 1 Km to nearest LRT station. NO DOGS CONDO ASSOCIATION RULES.