

323, 315 Heritage Drive SE  
Calgary, Alberta

MLS # A2238751



**\$200,000**

|           |                                    |        |                   |
|-----------|------------------------------------|--------|-------------------|
| Division: | Acadia                             |        |                   |
| Type:     | Residential/Low Rise (2-4 stories) |        |                   |
| Style:    | Apartment-Single Level Unit        |        |                   |
| Size:     | 862 sq.ft.                         | Age:   | 1968 (57 yrs old) |
| Beds:     | 2                                  | Baths: | 1 full / 1 half   |
| Garage:   | Stall                              |        |                   |
| Lot Size: | -                                  |        |                   |
| Lot Feat: | -                                  |        |                   |

|             |                |            |        |
|-------------|----------------|------------|--------|
| Heating:    | Baseboard      | Water:     | -      |
| Floors:     | Laminate       | Sewer:     | -      |
| Roof:       | -              | Condo Fee: | \$ 549 |
| Basement:   | -              | LLD:       | -      |
| Exterior:   | Mixed          | Zoning:    | M-C1   |
| Foundation: | -              | Utilities: | -      |
| Features:   | Ceiling Fan(s) |            |        |

|             |    |  |  |
|-------------|----|--|--|
| Inclusions: | na |  |  |
|-------------|----|--|--|

Welcome to one of the best-kept secrets in the city &mdash; now refreshed with brand-new, stylish laminate flooring! This top-floor 2-bedroom, 2-bathroom condo offers nearly 900 sq ft of smart, flexible living with **\*\*TWO private entrances\*\*** and an unbeatable price. Step inside and immediately feel the space &mdash; oversized rooms, including a *\*massive\** primary bedroom that can double as your personal retreat, home office, or creative space. It features a walk-in closet and private ensuite to complete the sanctuary vibe. The second bedroom? Just as versatile. Use it for guests, your side hustle HQ, or that Netflix-and-chill cave. The open-concept living/dining room has tons of room for entertaining, lounging, or whatever your lifestyle demands. The building had a full exterior update in 2017 &mdash; new roof, windows, siding, and doors. Translation: less worry, more living. The complex is clean, well-managed, and has visitor parking and green space for those Sunday hangs. You're close to EVERYTHING &mdash; C-Train, major roads, shopping, dining, schools &mdash; all within minutes. Come see why this oversized, affordable unit is a total game-changer &mdash; whether you're flying solo, coupled up, or rolling with the whole crew. This is your opportunity to own more, for less.