

**9, 329 Heritage Drive SE
Calgary, Alberta**

MLS # A2240251



\$359,900

Division:	Acadia		
Type:	Residential/Five Plus		
Style:	2 and Half Storey		
Size:	1,449 sq.ft.	Age:	2000 (25 yrs old)
Beds:	3	Baths:	2
Garage:	Single Garage Attached, Stall		
Lot Size:	0.00 Acre		
Lot Feat:	Back Lane, Low Maintenance Landscape, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt	Condo Fee:	\$ 470
Basement:	Separate/Exterior Entry, Partial, Partially Finished	LLD:	-
Exterior:	Brick, Vinyl Siding	Zoning:	M-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Laminate Counters, See Remarks, Storage, Track Lighting, Vinyl Windows, Walk-In Closet(s)		

Inclusions: N/A

Stylish 3-Bedroom Townhouse in Acadia – End Unit with a South-Facing Deck! This bright and welcoming end-unit townhouse offers the perfect mix of space, style, and location. Tucked away in a quiet pocket of Acadia, you’ll enjoy peaceful living with quick access to everything—just 10 minutes to downtown, and close to Heritage Station, Chinook Centre, schools, parks, and everyday amenities. Inside, you’ll find a smart and functional layout with over three levels of living space. The main floor features a sunny, south-facing living room, spacious dining area, and a well-laid-out kitchen—ideal for everyday living or entertaining guests. Step out onto your private south-facing deck and soak up the natural light all day long. Upstairs, the second level offers two comfortable bedrooms and a full 4-piece bathroom. The entire top floor is dedicated to the primary suite, creating a true retreat with a gas fireplace, walk-in closet, ample storage, and a private ensuite. Downstairs, you’ll appreciate the convenience of a single attached garage, plus a laundry and utility area with plenty of extra storage. Additional features include: End-unit location for added privacy and natural light Low condo fees Quick possession available This is a fantastic opportunity to get into a well-managed complex in a mature, amenity-rich neighbourhood. Whether you're a first-time buyer, a young family, or looking to simplify your lifestyle, this home checks all the boxes. Come take a look—you’ll love what you see!