

**304, 315 Heritage Drive SE
Calgary, Alberta**

MLS # A2252989



\$210,000

Division:	Acadia		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	864 sq.ft.	Age:	1968 (57 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Guest, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Flat	Condo Fee:	\$ 549
Basement:	-	LLD:	-
Exterior:	Composite Siding	Zoning:	M-C1
Foundation:	-	Utilities:	-
Features:	No Animal Home, No Smoking Home, Separate Entrance, Walk-In Closet(s)		

Inclusions: TV Wall Mounts (No Tv's)

Welcome to Village Green in Acadia! This 2-bedroom, 2-bathroom (1 and 1¹²; bathroom) unit features 860 sq ft at a very reasonable price. Located on the 2nd floor, this unit saw updates less than a year ago such as new vinyl plank flooring, new toilets, new bathroom sink and faucet as well as new stove and refrigerator. Parking stall is located right next to building! Enter your unit from your own private West side or the East side (courtyard) entrance. Large Primary bedroom with walk in closet and 2-piece ensuite bath, second large bedroom, large storage room in unit as well as access to an additional shared storage on the lower level, galley style Kitchen, good sized dining room and absolutely massive living room. Great East facing balcony - Imagine enjoying your morning coffee basking in the sunlight or unwinding with a book in the evening breeze. Less than 10 years ago, this complex saw major updates including roofing, composite siding, windows, concrete work to walkways and common areas. Enjoy the convenience of a prime location – within walking distance to shopping, restaurants, and more. Plus, with easy access to McLeod Trail and Deerfoot, your daily commute or weekend adventures will be a breeze. This unit is ideal for first-time buyers, downsizers, or investors.