

11A, 231 Heritage Drive SE
Calgary, Alberta

MLS # A2320535



\$185,900

Division:	Acadia		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	655 sq.ft.	Age:	1970 (56 yrs old)
Beds:	1	Baths:	1
Garage:	Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Tar/Gravel	Condo Fee:	\$ 383
Basement:	-	LLD:	-
Exterior:	Brick, Concrete	Zoning:	M-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Storage		

Inclusions: n/a

Bright and spacious 1-bedroom, 1-bathroom condo in Hilltop House, a well-maintained 25+ adult complex in the desirable community of Acadia. This concrete construction building offers quiet living and excellent long-term value. The unit features newer laminate flooring throughout the main living area and newer carpet in the bedroom. The functional kitchen offers ample cabinet space and includes a newer refrigerator. A large in-suite storage room provides excellent storage options and has the potential for future in-suite laundry installation. The generous living room opens onto a sunny west-facing 18-foot concrete balcony facing the courtyard and offers plenty of space for patio furniture and a BBQ—perfect for relaxing or entertaining. Additional features include one assigned parking stall and immediate possession availability. The professionally managed complex boasts a strong reserve fund, providing peace of mind for owners. Coin operated laundry located in the building. Ideally located just steps from shopping, transit, schools, and everyday amenities, this is an excellent opportunity for comfortable and convenient adult living