

203, 315 Heritage Drive SE
Calgary, Alberta

MLS # A2320605



\$229,900

Division:	Acadia		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	865 sq.ft.	Age:	1968 (58 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Hot Water	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 572
Basement:	-	LLD:	-
Exterior:	Composite Siding, Concrete	Zoning:	M-C1
Foundation:	-	Utilities:	-
Features:	Built-in Features, Chandelier, Closet Organizers, No Animal Home, No Smoking Home, Quartz Counters, Walk-In Closet(s)		

Inclusions: N/A

Achieve new at the price of old! Renovated from top to bottom, this exceptionally well-rounded condo offers the rare opportunity to enjoy the style, functionality, and peace of mind of a modern renovation without the price tag of new construction. Featuring 2 bedrooms and 1.5 bathrooms, the thoughtfully designed layout includes a spacious primary retreat with more than enough room for a king-sized bed, a walk-in closet complete with built-in shelving and hanging bars, and a private ensuite powder room highlighted by an LED mirror. Wide-plank luxury vinyl flooring flows throughout the home, complemented by quartz countertops, a brand-new electrical panel with permits completed, and brand-new kitchen and laundry appliances, all under manufacturer warranty. Unlike a typical galley kitchen, this expanded layout extends into the dining area, creating additional cabinetry and counter space while designer wall sconces add warmth and character. A dedicated in-suite laundry room features a brand-new combination washer/dryer, a retractable hanging bar, and additional storage. Enjoy views overlooking the beautifully landscaped terrace from your private balcony, along with the convenience of two separate unit entrances and an assigned parking stall located just outside the building entrance. Beyond the unit itself, the building has seen significant investment over the years. In 2017, major improvements included a new roof, doors, Hardie Board siding, and common area upgrades. In 2020, all exterior walkways and entry areas were replaced with new concrete, contributing to the property's refreshed and well-maintained appearance. Enjoy the convenience of this highly walkable location, with restaurants, grocery stores, shopping, transit, and everyday amenities all nearby. Commuting is exceptionally convenient with quick access to Heritage LRT Station,

Macleod Trail, Deerfoot Trail, and Blackfoot Trail, while popular shopping destinations including Deerfoot Meadows, Chinook Centre, HomeSense, Winners, and Southcentre are all within easy reach. Outdoor enthusiasts will appreciate the ability to bike, walk, or run to the Bow River pathway system and Glenmore Reservoir. It's easy to see why Acadia remains one of Calgary's most beloved communities, offering mature tree-lined streets, established amenities, and outstanding connectivity throughout the city.