

209, 315 Heritage Drive SE
Calgary, Alberta

MLS # A2322886



\$198,800

Division:	Acadia		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	855 sq.ft.	Age:	1968 (58 yrs old)
Beds:	2	Baths:	1
Garage:	Assigned, Outside, Plug-In, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Hot Water, Natural Gas
Floors:	Ceramic Tile, Linoleum, Parquet
Roof:	Tar/Gravel
Basement:	None
Exterior:	Composite Siding, Concrete
Foundation:	Poured Concrete
Features:	No Animal Home, No Smoking Home, Open Floorplan, Storage

Water:	-
Sewer:	-
Condo Fee:	\$ 572
LLD:	-
Zoning:	M-C1
Utilities:	-

Inclusions: None

Very well maintained 855 sq ft 2 Bedroom, 2 Bathroom Condo located in desirable community of Acadia in a solid concrete building. FRESHLY PAINTED THROUGHOUT. Unit features Parquet Wood Flooring throughout an open-concept layout with a bright living room with large windows that fill space with natural light. Step out onto the west-facing balcony overlooking a peaceful courtyard, perfect for enjoying evening sun. Fully renovated kitchen includes new Countertops, beautiful cabinetry with lighting, a new Fridge and new Dishwasher, it opens to a good-sized dining area. Spacious Primary bedroom with a 2-piece ensuite, while the Main bathroom has been fully renovated with new cabinetry, bathtub and sink. Building has also been updated in recent years with New Siding, Roof, Windows and Doors, offering added value and peace of mind. Additional highlights include: One Assigned parking stall in front of building entrance, with the option to rent additional stall. Walking distance to Macleod Trail and LRT. Quick access to Deerfoot Meadows, Calgary Farmer's Market, Rockyview Hospital, Restaurants and shopping at Chinnok Mall. Plenty of walking paths within the complex. Conveniently located just 15 minutes to downtown Calgary and about 7 minutes to Heritage Park.