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319, 315 Heritage Drive SE
Calgary, Alberta

MLS # A2334858

$185,000

Division:	Acadia		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	814 sq.ft.	**Age:**	1968 (58 yrs old)
Beds:	2	**Baths:**	1
Garage:	Assigned, Off Street, Stall		
Lot Size:	-		
Lot Feat:	Landscaped, Many Trees		

Heating:	Baseboard, Hot Water, Natural Gas	**Water:**	-
Floors:	Tile, Vinyl Plank	**Sewer:**	-
Roof:	Flat	**Condo Fee:**	$ 552
Basement:	-	**LLD:**	-
Exterior:	Composite Siding, Wood Frame	**Zoning:**	M-C1
Foundation:	-	**Utilities:**	-
Features:	Ceiling Fan(s), Open Floorplan, Storage		

Inclusions: N/A

Main floor living meets everyday comfort in this well-planned 2 bedroom home with a front-facing patio and peaceful courtyard views from the bedrooms. A generous living room invites relaxation and connects directly to the patio through a sliding door, creating an easy indoor-outdoor flow that suits morning coffee or evening downtime. FRESH INTERIOR PAINT and NEW LUXURY VINYL PLANK FLOORING create a bright, refreshed feel throughout, while an open floor plan encourages connection and flexibility. A dedicated dining area provides space for hosting, shared meals or work-from-home needs, enhanced by an updated ceiling fan for added comfort. A galley-style kitchen sits open to the main living space, allowing conversation to continue while cooking and featuring NEW COUNTERTOPS, mostly stainless steel appliances, durable finishes and a pantry that adds valuable storage. A spacious primary retreat offers room to unwind and includes a large closet to keep daily life organized. A second bedroom mirrors the sense of space, making it ideal for guests, a home office or family use. A 4-piece bathroom serves the home with a clean, functional layout, while convenient coin laundry is available within the building. Both bedrooms enjoy views of the landscaped courtyard, offering privacy and a calmer outlook compared to street-facing units. Mature trees, benches and winding pathways define the shared outdoor spaces, encouraging quiet walks and a strong sense of community. Assigned parking supports convenience and low-maintenance living. Ideally located in Acadia, everyday essentials are within easy reach, while nearby schools, transit routes and C-Train access contribute to smooth commutes and long-term livability!

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