# \$269,900 - 35b, 231 Heritage Drive Se, Calgary

MLS® #A2120730

## \$269,900

3 Bedroom, 2.00 Bathroom, 1,128 sqft Residential on 0.00 Acres

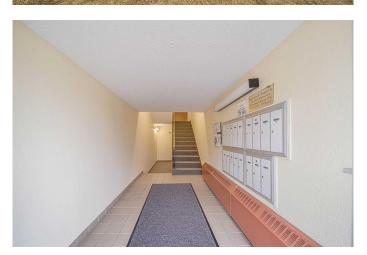
Acadia, Calgary, Alberta

Welcome to this top-floor corner unit boasts a serene ambiance. Nestled in the sought-after community of Acadia, this complex offers proximity to an array of amenities, shopping destinations, bus transit, and a mere 10-minute stroll to the c-train station. We eagerly anticipate welcoming you for a visit. Offering three generously sized bedrooms along with an updated full bath, this condo ensures ample space for comfortable living. The spacious living and dining areas provide an inviting atmosphere. The open kitchen design fosters engagement with guests during gatherings, featuring not only sufficient preparation space but also a pantry for convenient food storageâ€"a rare find in condo living.

The recent home improvements have brought significant enhancements to various areas. The kitchen underwent a comprehensive renovation, including the installation of elegant granite countertops, touchless faucet, an electric range, and sleek cabinetry. Additionally, modern light fixtures were added throughout the house to enhance ambiance and functionality. Also upgraded the flooring to waterproof laminate throughout, providing durability and aesthetic appeal. The bathroom received updates to elevate its style and functionality. Furthermore, we extended our renovations to the balcony, where we installed new flooring to enhance outdoor living space. This complex is exclusively available to adults aged 25 years or older, ensuring a peaceful







environment. Shared laundry facilities within each building eliminate the need for residents to travel far. Additionally, the unit includes one parking stall conveniently located just steps from the building's entrance.

#### Built in 1970

#### **Essential Information**

MLS® # A2120730 Price \$269,900 Sold Price \$276,900

Bedrooms 3
Bathrooms 2.00
Full Baths 1
Half Baths 1

Square Footage 1,128 Acres 0.00 Year Built 1970

Type Residential
Sub-Type Apartment
Style Low-Rise(1-4)

Status Sold

# **Community Information**

Address 35b, 231 Heritage Drive Se

Subdivision Acadia
City Calgary
County Calgary
Province Alberta
Postal Code T2N 1N2

#### **Amenities**

Amenities Coin Laundry

Parking Spaces 1

Parking Plug-In, Stall

#### Interior

Interior Features Granite Counters, No Smoking Home, Open Floorplan, Pantry, See

Remarks

Appliances Dishwasher, Electric Range, Refrigerator, Window Coverings

Heating Baseboard

Cooling None

# of Stories 3

#### **Exterior**

Exterior Features Balcony

Roof Tar/Gravel

Construction Brick, Concrete

### **Additional Information**

Date Listed April 6th, 2024

Date Sold April 15th, 2024

Days on Market 9

Zoning M-C1

HOA Fees 0.00

# **Listing Details**

Listing Office RE/MAX Landan Real Estate

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