

\$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 storage—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
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	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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