

# \$245,000 - 88e, 231 Heritage Drive Se, Calgary

MLS® #A2132710

**\$245,000**

2 Bedroom, 1.00 Bathroom, 913 sqft

Residential on 0.00 Acres

Acadia, Calgary, Alberta

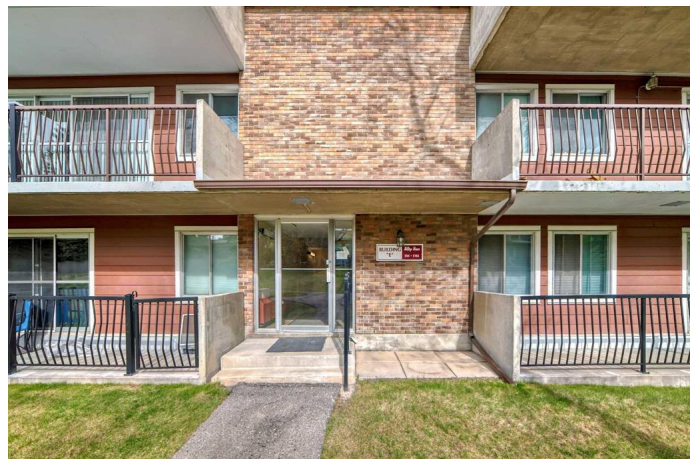
Bright & sunny! End unit, in the Quiet, Concrete, HillTop House Condominium Complex. This spacious 912 sq.ft. unit, is west facing, overlooking manicured grounds with mature trees and landscaping, it is like you are not even in the City. It offers so much convenience and comfort being centrally located. Just a short walk to shopping, banking, pharmaceutical/medical needs and public transit. Easy access to downtown. Situated on the 2nd floor, with 2 large bedrooms, 1 full bathroom, a roomy living room & dining room, kitchen & storage. New luxury vinyl plank flooring, light fixtures throughout. This complex is very well maintained inside and out! Reasonable Condo Fees include heat, water, sewer, trash pick-up, day-to-day common area upkeep, and a rainy-day reserve fund for big, planned expenses. Owner & Guest Parking is located outside of the front door of the building. This unit is Move-in Ready. HillTop House is an Age Restricted Building 25+ (Tenants or Owner Occupants), which ensures for a peaceful living space. This is a great investment for owner occupancy or rental. These units rarely come up! Call today to book your showing!

Built in 1970

## Essential Information

MLS® #

A2132710



|                |               |
|----------------|---------------|
| Price          | \$245,000     |
| Sold Price     | \$243,500     |
| Bedrooms       | 2             |
| Bathrooms      | 1.00          |
| Full Baths     | 1             |
| Square Footage | 913           |
| Acres          | 0.00          |
| Year Built     | 1970          |
| Type           | Residential   |
| Sub-Type       | Apartment     |
| Style          | Low-Rise(1-4) |
| Status         | Sold          |

### Community Information

|             |                            |
|-------------|----------------------------|
| Address     | 88e, 231 Heritage Drive Se |
| Subdivision | Acadia                     |
| City        | Calgary                    |
| County      | Calgary                    |
| Province    | Alberta                    |
| Postal Code | T2H 1N1                    |

### Amenities

|                |                                                        |
|----------------|--------------------------------------------------------|
| Amenities      | Laundry, Parking, Snow Removal, Trash, Visitor Parking |
| Parking Spaces | 1                                                      |
| Parking        | Stall                                                  |

### Interior

|                   |                                                                                |
|-------------------|--------------------------------------------------------------------------------|
| Interior Features | Laminate Counters, No Animal Home, No Smoking Home, Storage, Vinyl Windows     |
| Appliances        | Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Window Coverings |
| Heating           | Baseboard                                                                      |
| Cooling           | None                                                                           |
| # of Stories      | 3                                                                              |

### Exterior

|                   |                              |
|-------------------|------------------------------|
| Exterior Features | Balcony, Uncovered Courtyard |
| Construction      | Brick, Concrete              |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | May 16th, 2024 |
| Date Sold      | May 29th, 2024 |
| Days on Market | 13             |
| Zoning         | M-C1           |
| HOA Fees       | 0.00           |

**Listing Details**

Listing Office            Real Estate Professionals Inc.

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