# \$240,000 - 215, 315 Heritage Drive Se, Calgary

MLS® #A2137617

### \$240,000

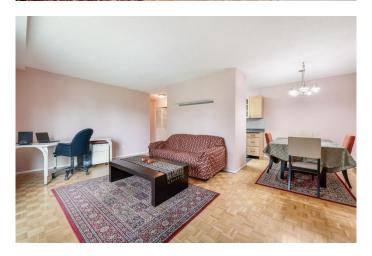
2 Bedroom, 2.00 Bathroom, 853 sqft Residential on 0.00 Acres

Acadia, Calgary, Alberta

Welcome to Acadia â€" a fantastic 2 Bedroom + 1.5 Bathroom condo that won't disappoint! As you enter, you'll be greeted by the warm embrace of a galley-style kitchen, perfect for whipping up your favorite meals. Adjacent to the kitchen is a dining room, creating a cozy spot for enjoying your culinary creations. The spacious living room is the heart of the home, boasting patio doors that lead to a west-facing balcony. This delightful condo features two bedrooms, providing ample space for relaxation and personalization. With one full bath and a convenient 1/2 bath ensuite, your mornings and evenings are sure to be a breeze. Step onto the hardwood flooring that flow seamlessly throughout the entire space. The unit boasts two entrances for added convenience, ensuring you always have easy access in and out. There is plenty of storage space, helping you stay organized and clutter-free. No need to worry about parking, as a dedicated stall awaits you. Built for peace of mind, the roof and windows were upgraded approximately 5 years ago, ensuring durability and energy efficiency. Enjoy the perks of a prime location â€" within walking distance to shopping, restaurants, and public transportation. With quick & easy access to McLeod Trail and Deerfoot, your daily commute or weekend adventures will be a breeze. Make this condo your haven in Acadia â€" where comfort meets convenience, and every day feels like a retreat. Don't miss the chance to call this lovely place your home!







Book your showing today & take advantage of this exceptional Buy!

#### Built in 1968

### **Essential Information**

MLS® # A2137617

Price \$240,000

Sold Price \$240,000

Bedrooms 2
Bathrooms 2.00
Full Baths 1
Half Baths 1
Square Footage 853
Acres 0.00

Year Built 1968
Type Residential
Sub-Type Apartment
Style Low-Rise(1-4)

Status Sold

# **Community Information**

Address 215, 315 Heritage Drive Se

Subdivision Acadia
City Calgary
County Calgary
Province Alberta
Postal Code T2V 5B4

#### **Amenities**

Amenities Coin Laundry, Visitor Parking

Parking Spaces 1

Parking Assigned, Stall

Interior

Interior Features Laminate Counters, No Animal Home, No Smoking Home, Separate

Entrance, Storage, Vinyl Windows

Appliances Dishwasher, Electric Stove, Refrigerator

Heating Baseboard, Hot Water

Cooling None

# of Stories 3

### **Exterior**

Exterior Features Balcony, Courtyard

Construction Concrete

### **Additional Information**

Date Listed June 4th, 2024

Date Sold June 25th, 2024

Days on Market 21

Zoning M-C1

HOA Fees 0.00

## **Listing Details**

Listing Office RE/MAX Real Estate (Mountain View)

Data is supplied by Pillar 9â,¢ MLS® System. Pillar 9â,¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.