

\$219,900 - 201, 315 Heritage Drive Se, Calgary

MLS® #A2155274

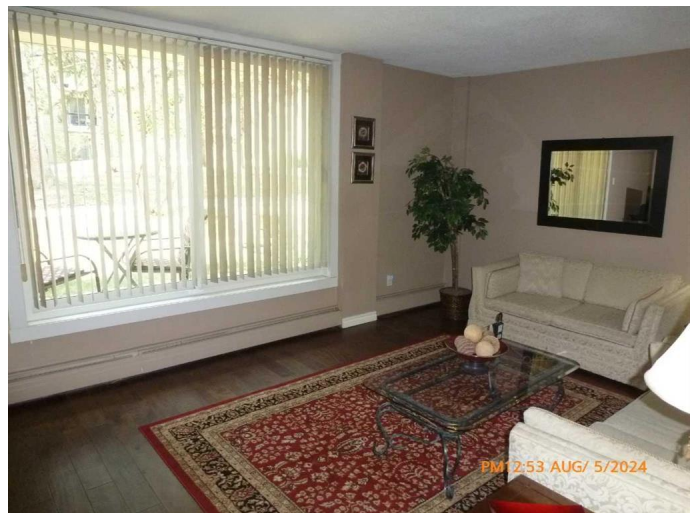
\$219,900

1 Bedroom, 1.00 Bathroom, 714 sqft

Residential on 0.00 Acres

Acadia, Calgary, Alberta

UPDATED ONE-BEDROOM CONDO IN PRIME LOCATION – Welcome to your new home! This one-bedroom condo boasts a bedroom spacious enough to comfortably fit a king-sized bed with plenty of room left for additional furniture. Enjoy the bright and airy living room with its wonderful view of the lush courtyard. The walk-through kitchen is a chef’s delight, offering ample cupboard space for all your storage needs. Adjacent to the kitchen, the pantry/storage room provides even more space for food and cleaning supplies. This condo has seen many upgrades over the past few years. You will find newer hardwood floors throughout, complemented by new ceramic tiles in the kitchen and bathroom. The patio door and bedroom window are also newer, ensuring energy efficiency and comfort. MOVE IN READY, this condo requires nothing but your personal touch. Step through your patio door and enjoy your morning coffee or evening beverage on your personal patio, nestled in the nicely landscaped and treed courtyard. One of the new features of this unit is its dual entrances. The front entrance opens to the courtyard while the rear entrance provides easy access to the laundry room, shared storage room, and parking. Conveniently located, this condo is close to everything you need. There is a bus stop right in front of the complex on Heritage Drive and the Heritage Drive LRT Station is just a 10-minute walk away. For your shopping needs, Co-op and



Save on Foods is within walking distance, along with numerous restaurants. Major shopping centres like South Centre Mall, Chinook Centre Mall and Deerfoot Meadows (including Costco, Superstore and Ikea) are also near by. While there is no need to own a car due to the excellent public transit options, the condo does come with a dedicated parking stall and plenty of visitor parking is available at the SW corner of the complex. The entire complex has been well maintained, with all windows, siding and the roof replaced in the last 5 years. Additionally, cats, and dogs, are allowed with Board approval, making it a pet friendly home. This condo offers the perfect blend of comfort, convenience, and modern living. Don't miss out on this fantastic opportunity to make it your own.

Built in 1968

Essential Information

MLS® #	A2155274
Price	\$219,900
Sold Price	\$217,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	714
Acres	0.00
Year Built	1968
Type	Residential
Sub-Type	Apartment
Style	Low-Rise(1-4)
Status	Sold

Community Information

Address	201, 315 Heritage Drive Se
Subdivision	Acadia
City	Calgary

County	Calgary
Province	Alberta
Postal Code	T2H 1N2

Amenities

Amenities	Coin Laundry, Parking, Visitor Parking
Parking Spaces	1
Parking	Assigned, Off Street, Plug-In, Stall

Interior

Interior Features	No Animal Home, No Smoking Home, Pantry, Vinyl Windows
Appliances	Dishwasher, Electric Stove, Refrigerator
Heating	Baseboard, Hot Water, Natural Gas
Cooling	None
# of Stories	3

Exterior

Exterior Features	Courtyard
Roof	Tar/Gravel
Construction	Concrete, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 6th, 2024
Date Sold	August 17th, 2024
Days on Market	11
Zoning	M-C1
HOA Fees	0.00

Listing Details

Listing Office	TREC The Real Estate Company
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