



**GRASSROOTS**  
REALTY GROUP

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34B, 231 Heritage Drive SE  
Calgary, Alberta

MLS # A2270204



**\$262,000**

|           |                                    |        |                   |
|-----------|------------------------------------|--------|-------------------|
| Division: | Acadia                             |        |                   |
| Type:     | Residential/Low Rise (2-4 stories) |        |                   |
| Style:    | Apartment-Single Level Unit        |        |                   |
| Size:     | 1,127 sq.ft.                       | Age:   | 1970 (56 yrs old) |
| Beds:     | 3                                  | Baths: | 1 full / 1 half   |
| Garage:   | Assigned, Stall                    |        |                   |
| Lot Size: | -                                  |        |                   |
| Lot Feat: | -                                  |        |                   |

|             |                  |            |        |
|-------------|------------------|------------|--------|
| Heating:    | Baseboard        | Water:     | -      |
| Floors:     | Carpet, Linoleum | Sewer:     | -      |
| Roof:       | -                | Condo Fee: | \$ 643 |
| Basement:   | -                | LLD:       | -      |
| Exterior:   | Brick, Concrete  | Zoning:    | M-C1   |
| Foundation: | Poured Concrete  | Utilities: | -      |
| Features:   | Pantry           |            |        |

|             |     |
|-------------|-----|
| Inclusions: | N/A |
|-------------|-----|

Discover exceptional value in this spacious 3-bedroom condo, featuring one full bath plus a convenient half bath. Located on the top floor. This bright unit offers impressive room sizes throughout. The expansive living and dining area easily accommodates full-size furniture while still providing plenty of space to move and entertain. The kitchen not only has good space for preparation but also has a pantry with lots of room to store your food. Step outside to your large south-facing balcony, perfect for relaxing while overlooking mature trees and the peaceful courtyard. This well-maintained complex is adult-oriented (25+) and features shared laundry in each building for added convenience. Your assigned parking stall is located just steps from the entrance. Situated in the highly sought-after community of Acadia, you'll love the proximity to countless amenities—shopping, restaurants, transit, and only a 10-minute walk to the C-Train station. This is an excellent opportunity to own a spacious, affordable home in a fantastic location. Come see it for yourself!