



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

222, 315 Heritage Drive SE
Calgary, Alberta

MLS # A2318183



\$217,000

Division:	Acadia		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	854 sq.ft.	Age:	1968 (58 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard
Floors:	Parquet, Tile
Roof:	-
Basement:	-
Exterior:	Composite Siding, Concrete
Foundation:	-
Features:	Pantry, Storage, Walk-In Closet(s)

Water:	-
Sewer:	-
Condo Fee:	\$ 572
LLD:	-
Zoning:	M-C1
Utilities:	-

Inclusions: N/A

Welcome to this bright and beautifully updated second floor 2 bedroom, 1.5 bathroom, condo located in a quiet building. Filled with natural light throughout the day, this spacious home features beautiful oak parquet flooring, updated windows and patio door, a custom pantry unique to the unit, an open concept kitchen, and a generous living and dining area that opens to a private west facing balcony overlooking a peaceful courtyard with mature trees. The oversized primary bedroom easily accommodates a king sized bed and offers a walk-in closet and convenient 2 pc ensuite. Additional highlights include a large in suite storage room, visitor parking, dual building and unit entrances, and the potential for future in suite laundry (subject to condo board approval). Enjoy a friendly community atmosphere, excellent schools, and an unbeatable location just a short walk to Heritage C-Train Station, transit, local cafés, restaurants, and shops, with quick access to Deerfoot Trail, and more. A rare opportunity to enjoy quiet, low maintenance living in one of Calgary's most convenient and connected neighbourhoods.