



GRASSROOTS
REALTY GROUP

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75D, 231 Heritage Drive SE
Calgary, Alberta

MLS # A2322079



\$264,900

Division:	Acadia		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,126 sq.ft.	Age:	1970 (56 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Assigned, Guest, Outside, Parking Lot, Paved, Plug-In, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Boiler, Central, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Membrane	Condo Fee:	\$ 659
Basement:	-	LLD:	-
Exterior:	Concrete, Veneer, Wood Frame	Zoning:	M-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, No Animal Home, No Smoking Home		
Inclusions:	N/A		

Welcome to Hilltop House, one of Calgary's most desirable 25+ adult communities. This TOP FLOOR CORNER UNIT offers 3 bedrooms, 2 bathrooms and one of the best locations in the complex. Move-in ready with UPDATED FLOORING, FRESH PAINT, MODERN LIGHTING and an UPDATED KITCHEN featuring contemporary cabinetry and backsplash. The spacious primary bedroom includes a private 2-piece ensuite, while large windows on two sides flood the home with natural light. No neighbours above means added peace and quiet. Enjoy your oversized private balcony overlooking the beautifully landscaped grounds—perfect for morning coffee or evening relaxation. Hilltop House is a well-managed, financially sound complex with exceptional pride of ownership. Includes an assigned parking stall and is ideally located minutes to Macleod Trail, Heritage Drive, transit, shopping, restaurants and every amenity. Top-floor corner units rarely become available. If you're looking for a move-in-ready home in an established adult community, this is one you won't want to miss.