

# \$204,800 - 211, 315 Heritage Drive Se, Calgary

MLS® #A2244416

## \$204,800

2 Bedroom, 2.00 Bathroom, 869 sqft

Residential on 0.00 Acres

Acadia, Calgary, Alberta

**\*\*\*PRICE REDUCED\*\*\*** Welcome to this spacious and affordable Top floor two bedroom condo in desirable community of Acadia. Featuring 2 bathrooms (one is 2pcs en-suite), this unit offers practical living with plenty of space and comfort. You will love the west facing balcony that overlooks a peaceful courtyard, perfect for enjoying evening sun and fresh air! The building exterior has been extensively updated, giving it a clean, modern look that feels almost brand new. Inside, the layout is bright and functional, ideal for both first-time buyers and investors. The location is perfect-close to schools, shopping, public transit, and all major amenities. Whether you are looking to get into the market or downsize comfortably, this condo offers great value in a well maintained complex.

Built in 1968

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2244416  |
| Price          | \$204,800 |
| Bedrooms       | 2         |
| Bathrooms      | 2.00      |
| Full Baths     | 1         |
| Half Baths     | 1         |
| Square Footage | 869       |
| Acres          | 0.00      |
| Year Built     | 1968      |



|          |                   |
|----------|-------------------|
| Type     | Residential       |
| Sub-Type | Apartment         |
| Style    | Single Level Unit |
| Status   | Active            |

### Community Information

|             |                            |
|-------------|----------------------------|
| Address     | 211, 315 Heritage Drive Se |
| Subdivision | Acadia                     |
| City        | Calgary                    |
| County      | Calgary                    |
| Province    | Alberta                    |
| Postal Code | T2H1N2                     |

### Amenities

|                |                                        |
|----------------|----------------------------------------|
| Amenities      | Parking, Visitor Parking, Coin Laundry |
| Parking Spaces | 1                                      |
| Parking        | Stall                                  |

### Interior

|                   |                                                                        |
|-------------------|------------------------------------------------------------------------|
| Interior Features | No Smoking Home, No Animal Home, Storage                               |
| Appliances        | Dishwasher, Electric Stove, Range Hood, Refrigerator, Window Coverings |
| Heating           | Baseboard                                                              |
| Cooling           | None                                                                   |
| # of Stories      | 3                                                                      |

### Exterior

|                   |                                                            |
|-------------------|------------------------------------------------------------|
| Exterior Features | Balcony, Courtyard                                         |
| Construction      | Wood Frame, Cement Fiber Board, Composite Siding, Concrete |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 30th, 2025 |
| Days on Market | 83              |
| Zoning         | M-C1            |

### Listing Details

|                |                    |
|----------------|--------------------|
| Listing Office | First Place Realty |
|----------------|--------------------|

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