

**17A, 231 Heritage Drive SE**  
**Calgary, Alberta**

**MLS # A2227905**



**\$205,000**

<b>Division:</b>	Acadia		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	912 sq.ft.	<b>Age:</b>	1970 (55 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 526
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete	<b>Zoning:</b>	M-C1
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** None

\$1500 APPLIANCE CREDIT if closing before July 20, 2025! FRESHLY PAINTED with BRAND NEW LIGHTING FIXTURES! Welcome to this nicely renovated, mint condition, TOP floor 2-bedroom, 1-bathroom condo in the well-managed HillTop House complex, located in the heart of Acadia, ranked as one of the best neighbourhoods in Calgary. This location is very walkable so most errands can be accomplished on foot. Drive to downtown in 15 minutes or walk to many nearby public transportation options including the LRT station in under 10 minutes. This bright and spacious 912 sq. ft. TOP-floor end unit offers a huge west-facing balcony 26'.5" X 4'6" with peaceful courtyard views. Inside, enjoy an open-concept layout featuring laminate flooring, granite countertops, updated light fixtures, window coverings, and refreshed white kitchen and bathroom cabinetry. The kitchen includes a dishwasher and plenty of counter space, seamlessly flowing into a generous living and dining area. This CONCRETE BUILDING provides excellent sound insulation offering a quiet environment. The unit includes a large in-suite storage room and shared laundry is conveniently located on the main floor. Your assigned plug-in parking stall is near the entrance, with ample visitor parking available. Condo fees cover heat, water, sewer, parking stall, snow removal, landscaping, exterior maintenance, and access to the walking paths and green courtyard. Ideally situated within walking distance to CO-OP, Winners, public pool, restaurants, cafes, and transit, and just minutes to the C-Train, Heritage Drive, Macleod Trail, Blackfoot, Deerfoot, IKEA, and Costco. This adult-only (25+) complex ensures a peaceful community lifestyle. Highly desirable, residents fall in love with this community and live long-term. Available for quick possession, vacant as of July 1, 2025. A rare opportunity

in a prime location, move-in ready and perfect for first-time buyers, seniors, downsizers, or investors. Book your private showing today!