$239,800 - 417, 315 Heritage Drive Se, Calgary

MLS® #A2200446

$239,800

2 Bedroom, 2.00 Bathroom, 854 sqft
Residential on 0.00 Acres

Acadia, Calgary, Alberta

Updated 2-Bed 2-Bath, 854 square foot apartment in Village Green, Acadia - small complex with full exterior updates 2017 (roof, windows, doors, siding etc) - EXCELLENT investment or Purchase Opportunity price point. Top Floor so NO neighbours above, only ONE neighbour per floor, TWO entries per Unit (perfect for different schedules), pathways/green spaces on BOTH sides, furthest from Heritage Drive, and with Visitor Parking nearby. View the 3D iGuide Tour with detailed Floor Plans - South Balcony exposure. All layouts are bright and open, built front to back so they enjoy windows on both sides. The Bedrooms are totally separated from the Kitchen, full sized Dining and full-width Living Rooms, and there is a huge interior Storage Room that could be a future Laundry (based on approvable appliances by the Board). NEW Luxury Vinyl Flooring has been installed in the majority of the property, with Tile in the 4-Piece Main Bathroom, Foyer Entry, and 2 piece Ensuite Bathroom. The room spaces are so big, in the Primary Bedroom and the Living Room, that there is ample room for reading, study, and home office. Primary includes its own Walk-in Closet and 2-piece Ensuite Bathroom. The Dining can even hold a 6+ foot sidebar to expand Kitchen use. The second Bedroom is big enough for a Queen sleeping set or other hobby/TV/personal use. The flexible plan can suit every lifestyle up to family requirements and the location cannot be beaten, close to all

accesses, amenities, right beside a bus route and minutes to the C-Train line - directly beside Heritage Drive, between MacLeod and Blackfoot Trails to get easily to all the other main routes to anywhere in Calgary - fast! This beautiful home is waiting for its new Owner(s) so don't hesitate to request a showing from your agent!

Built in 1968

Essential Information

MLS® #	A2200446
Price	$239,800
Bedrooms	2
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	854
Acres	0.00
Year Built	1968
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

Community Information

Address	417, 315 Heritage Drive Se
Subdivision	Acadia
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2H 1N2

Amenities

Amenities	Park, Parking, Snow Removal, Trash, Visitor Parking, Laundry
Parking Spaces	1
Parking	Off Street, Stall, Parking Lot

Interior

Interior Features	Closet Organizers, Laminate Counters, No Smoking Home, Open Floorplan, Separate Entrance, Storage, Vinyl Windows, Walk-In Closet(s)
Appliances	Electric Range, Range Hood, Refrigerator
Heating	Baseboard
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric, Library
# of Stories	3

Exterior

Exterior Features	Balcony, Uncovered Courtyard
Lot Description	Back Lane, Backs on to Park/Green Space
Roof	Asphalt, Asphalt Shingle, Other, Rubber
Construction	Brick, Composite Siding, Stucco, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	March 8th, 2025
Days on Market	42
Zoning	M-C1

Listing Details

Listing Office	CIR Realty