

# \$239,900 - 109, 315 Heritage Drive Se, Calgary

MLS® #A2223589

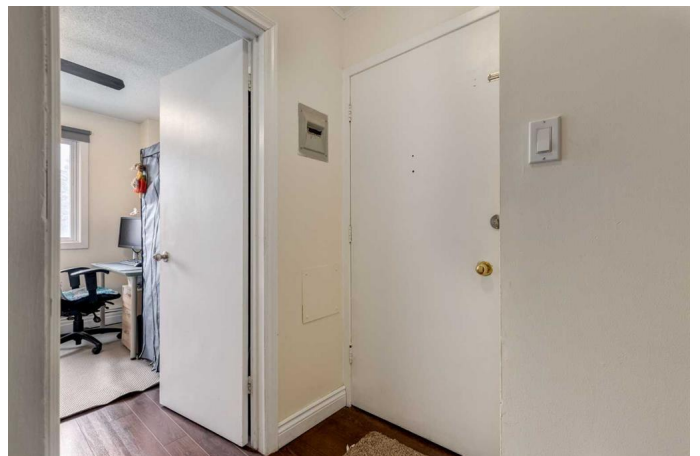
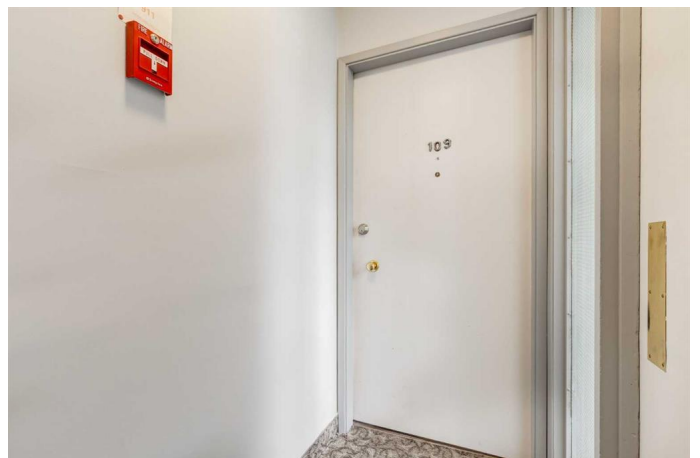
**\$239,900**

2 Bedroom, 2.00 Bathroom, 861 sqft

Residential on 0.00 Acres

Acadia, Calgary, Alberta

Welcome to this well-maintained and competitively priced two-bedroom, two-bathroom condo offering over 860 sq. ft. of comfortable living space on the second floor of the popular Village Green complex. The unit benefits from extensive exterior upgrades completed in 2017, including a new roof, windows, doors, and siding, giving the building a fresh, modern look and added value. Inside, the layout is thoughtfully designed with a separate bedroom wing for added privacy, along with full-sized dining and living areas that make the home feel spacious and inviting. The south-facing balcony overlooks a beautifully landscaped courtyard, flooding the living space with natural sunlight throughout the day. The modern kitchen features stainless steel appliances, attractive countertops, and ample cabinetry, making it both functional and stylish. The primary bedroom includes a walk-in closet and its own two-piece ensuite, while the second bedroom is large enough to accommodate a queen-sized bed or serve as a flexible space for hobbies or a home office. The unit also includes two separate entries, adding convenience and privacy for residents. Located in a desirable area with easy access to public transportation, the C-Train line, Heritage Drive, MacLeod Trail, and Blackfoot Trail, this condo is close to everything you need—shopping, schools, parks, and more. Whether you're looking to invest or purchase your first home, this is a fantastic opportunity to own a stylish, move-in-ready



condo in a well-managed complex.

Built in 1968

**Essential Information**

|                |                   |
|----------------|-------------------|
| MLS® #         | A2223589          |
| Price          | \$239,900         |
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 1                 |
| Half Baths     | 1                 |
| Square Footage | 861               |
| Acres          | 0.00              |
| Year Built     | 1968              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

**Community Information**

|             |                            |
|-------------|----------------------------|
| Address     | 109, 315 Heritage Drive Se |
| Subdivision | Acadia                     |
| City        | Calgary                    |
| County      | Calgary                    |
| Province    | Alberta                    |
| Postal Code | T2H 1N2                    |

**Amenities**

|                |                                                         |
|----------------|---------------------------------------------------------|
| Amenities      | Snow Removal, Trash, Visitor Parking                    |
| Utilities      | Electricity Connected, Sewer Connected, Water Connected |
| Parking Spaces | 1                                                       |
| Parking        | Assigned, Stall                                         |

**Interior**

|                   |                                                                                               |
|-------------------|-----------------------------------------------------------------------------------------------|
| Interior Features | Closet Organizers, No Animal Home, No Smoking Home, Storage, Vinyl Windows, Walk-In Closet(s) |
| Appliances        | Dishwasher, Electric Stove, Range Hood, Refrigerator, Washer, Window Coverings                |
| Heating           | Baseboard, Natural Gas                                                                        |

|              |      |
|--------------|------|
| Cooling      | None |
| # of Stories | 3    |
| Basement     | None |

## Exterior

|                   |                                       |
|-------------------|---------------------------------------|
| Exterior Features | Balcony, Courtyard, Lighting          |
| Roof              | Flat                                  |
| Construction      | Brick, Composite Siding, Vinyl Siding |
| Foundation        | Poured Concrete                       |

## Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | May 23rd, 2025 |
| Days on Market | 28             |
| Zoning         | M-C1           |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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