

# \$213,900 - 47c, 231 Heritage Drive Se, Calgary

MLS® #A2211694

## \$213,900

2 Bedroom, 1.00 Bathroom, 910 sqft

Residential on 0.00 Acres

Acadia, Calgary, Alberta

Great opportunity to purchase a stunning 2-BDR CONCRETE BUILDING ADULT LIVING, 25 Cat friendly + located in the heart of Acadia. This bright WEST FACING CORNER UNIT offers 910 Sq. Ft. of functional living space with finishes beyond your expectations. Highlighting the home is an open concept main living room allowing space for a large living room, a home office/ flex space plus a dining room big enough to seat eight - ten, there is a custom pantry that includes a full in-suite STEAM WASHER/DRYER. To the other side of the dining area is the updated bright white kitchen with 4-pc SS appliances. Down the hallway, you'll find a recently updated bathroom with a jetted soaker tub & two spacious BEDROOMS; both capable of fitting king beds. In addition to everything, this home has 115 Sq.Ft. WEST-facing QUIET balcony perfect for relaxing. Other features worth noting are: Wide plank luxury laminate, accessible assigned parking 5 METERS from the unit, new paint, updated lighting, 1 Km to nearest LRT station. NO DOGS CONDO ASSOCIATION RULES.

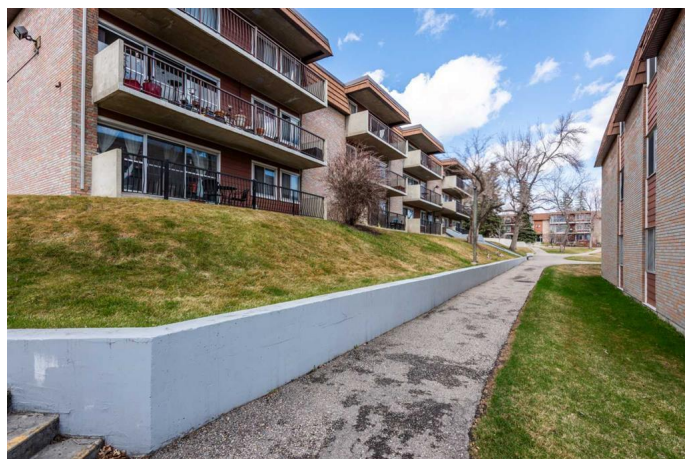
Built in 1970

## Essential Information

MLS® # A2211694

Price \$213,900

Bedrooms 2



|                |                   |
|----------------|-------------------|
| Bathrooms      | 1.00              |
| Full Baths     | 1                 |
| Square Footage | 910               |
| Acres          | 0.00              |
| Year Built     | 1970              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### Community Information

|             |                            |
|-------------|----------------------------|
| Address     | 47c, 231 Heritage Drive Se |
| Subdivision | Acadia                     |
| City        | Calgary                    |
| County      | Calgary                    |
| Province    | Alberta                    |
| Postal Code | T2H 1N1                    |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | Other, Visitor Parking |
| Parking Spaces | 1                      |
| Parking        | Stall                  |

### Interior

|                   |                                                                                                                  |
|-------------------|------------------------------------------------------------------------------------------------------------------|
| Interior Features | No Animal Home, No Smoking Home, Quartz Counters, See Remarks, Storage                                           |
| Appliances        | Dishwasher, Electric Oven, Microwave Hood Fan, Refrigerator, See Remarks, Washer/Dryer Stacked, Window Coverings |
| Heating           | Radiant                                                                                                          |
| Cooling           | None                                                                                                             |
| # of Stories      | 3                                                                                                                |

### Exterior

|                   |                                      |
|-------------------|--------------------------------------|
| Exterior Features | Balcony, Courtyard, Private Entrance |
| Construction      | Brick, Concrete, See Remarks         |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 23rd, 2025 |
| Days on Market | 65               |

ZoningM-C1

Listing Details

Listing OfficeAlly Realty

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