$205,000 - 17a, 231 Heritage Drive Se, Calgary

MLS® #A2227905
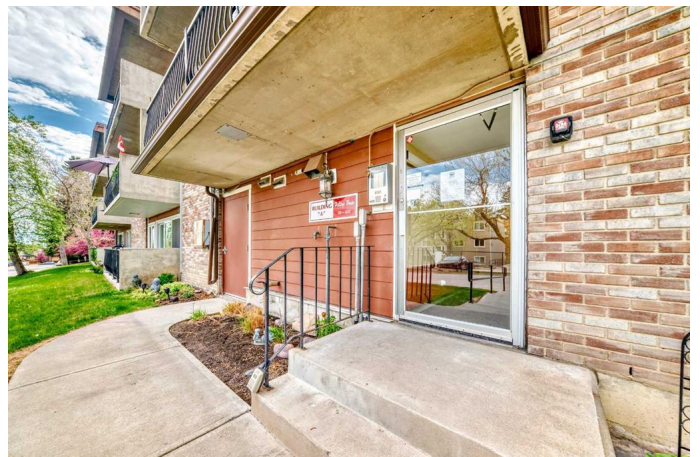
$205,000

2 Bedroom, 1.00 Bathroom, 912 sqft
Residential on 0.00 Acres

Acadia, Calgary, Alberta

$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!

Built in 1970

Essential Information

MLS® #	A2227905
Price	$205,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	912
Acres	0.00
Year Built	1970
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

Community Information

Address	17a, 231 Heritage Drive Se
Subdivision	Acadia
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2H 1N1

Amenities

Amenities	Coin Laundry, Parking, Visitor Parking

Parking Spaces	1
Parking	Stall

Interior

Interior Features	See Remarks
Appliances	Dishwasher, Electric Stove, Refrigerator
Heating	Baseboard
Cooling	None
# of Stories	3

Exterior

Exterior Features	Balcony, Courtyard
Construction	Brick, Concrete

Additional Information

Date Listed	June 6th, 2025
Days on Market	58
Zoning	M-C1

Listing Details

Listing Office	URBAN-REALTY.ca