

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

MLS® #A2223589

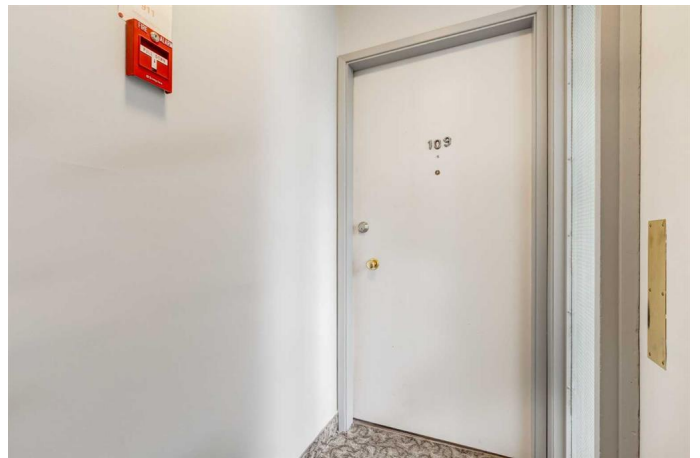
**\$239,900**

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, Lighting, Courtyard
Roof	Flat
Construction	Brick, Composite Siding, Vinyl Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	May 23rd, 2025
Days on Market	2
Zoning	M-C1

## Listing Details

Listing Office	CIR Realty
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