

# \$200,000 - 304, 315 Heritage Drive Se, Calgary

MLS® #A2252989

**\$200,000**

2 Bedroom, 2.00 Bathroom, 864 sqft

Residential on 0.00 Acres

Acadia, Calgary, Alberta

Welcome to Village Green in Acadia! This 2-bedroom, 2-bathroom (1 and 1½ bathroom) unit features 860 sq ft at a very reasonable price. Located on the 2nd floor, this unit saw updates less than a year ago such as new vinyl plank flooring, new toilets, new bathroom sink and faucet as well as new stove and refrigerator. Parking stall is located right next to building! Enter your unit from your own private West side or the East side (courtyard) entrance. Large Primary bedroom with walk in closet and 2-piece ensuite bath, second large bedroom, large storage room in unit as well as access to an additional shared storage on the lower level, galley style Kitchen, good sized dining room and absolutely massive living room. Great East facing balcony - Imagine enjoying your morning coffee basking in the sunlight or unwinding with a book in the evening breeze. Less than 10 years ago, this complex saw major updates including roofing, composite siding, windows, concrete work to walkways and common areas. Enjoy the convenience of a prime location – within walking distance to shopping, restaurants, and more. Plus, with easy access to McLeod Trail and Deerfoot, your daily commute or weekend adventures will be a breeze. This unit is ideal for first-time buyers, downsizers, or investors. \*Seller has cleared out items from the unit - Seller updated pictures in additional pictures.

Built in 1968



## Essential Information

MLS® #	A2252989
Price	\$200,000
Bedrooms	2
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	864
Acres	0.00
Year Built	1968
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

## Community Information

Address	304, 315 Heritage Drive Se
Subdivision	Acadia
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2H1N2

## Amenities

Amenities	Laundry, Parking, Trash, Visitor Parking
Parking Spaces	1
Parking	Guest, Stall

## Interior

Interior Features	No Animal Home, No Smoking Home, Separate Entrance, Walk-In Closet(s)
Appliances	Electric Range, Microwave, Range Hood, Refrigerator
Heating	Baseboard
Cooling	None
# of Stories	3

## Exterior

Exterior Features	Balcony, Courtyard
Roof	Flat

Construction      Composite Siding

### **Additional Information**

Date Listed      September 2nd, 2025

Days on Market      56

Zoning      M-C1

### **Listing Details**

Listing Office      RE/MAX Real Estate (Mountain View)

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