# $199,900 - 97e, 231 Heritage Drive Se, Calgary

MLS® #A2204178

**$199,900**
1 Bedroom, 1.00 Bathroom, 533 sqft
Residential on 0.00 Acres

Acadia, Calgary, Alberta

Welcome to this exceptional top floor unit in Hilltop House, nestled in the desirable Acadia community. This thoughtfully designed condominium offers comfortable living with modern amenities and convenient access to urban essentials. Step inside to discover a bright and spacious interior featuring elegant granite countertops and durable vinyl flooring throughout. The generously proportioned primary bedroom easily accommodates a king-size bed, while the freshly painted walls create a crisp, welcoming atmosphere. The inviting living room is filled with natural light and opens onto a expansive deck, perfect for outdoor relaxation and entertaining. Located in a well-managed, age-restricted building for residents 25 and older, this peaceful community provides a serene living environment. The complex is ideally situated just minutes from shopping centers, diverse dining options, and public transportation. Commuters will appreciate the short 10-minute walk to light rail transit and easy access to downtown. Monthly condominium fees includes one assigned parking stall, heat, water, and sewer services. The building maintains a pet policy that welcomes cat(s) with board approval. This meticulously maintained unit offers the perfect blend of comfort, convenience, and community living in one of Calgary's most sought-after neighborhoods!

Built in 1970

## Essential Information

| | |
|---|---|
| MLS® # | A2204178 |
| Price | $199,900 |
| Bedrooms | 1 |
| Bathrooms | 1.00 |
| Full Baths | 1 |
| Square Footage | 533 |
| Acres | 0.00 |
| Year Built | 1970 |
| Type | Residential |
| Sub-Type | Apartment |
| Style | Single Level Unit |
| Status | Active |

## Community Information

| | |
|---|---|
| Address | 97e, 231 Heritage Drive Se |
| Subdivision | Acadia |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T2Y 4P5 |

## Amenities

| | |
|---|---|
| Amenities | Parking, Snow Removal, Trash, Visitor Parking, Coin Laundry |
| Parking Spaces | 1 |
| Parking | Assigned, Parkade, Stall |

## Interior

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|---|---|
| Interior Features | Closet Organizers, Granite Counters, No Smoking Home, Storage |
| Appliances | Dishwasher, Refrigerator, Stove(s), Window Coverings |
| Heating | Baseboard |
| Cooling | None |
| # of Stories | 3 |

## Exterior

| | |
|---|---|
| Exterior Features | Balcony |
| Lot Description | Lawn, Treed, Yard Lights |
| Roof | Tar/Gravel |
| Construction | Brick, Concrete |

| | |
|---|---|
| Foundation | Poured Concrete |

## Additional Information

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|---|---|
| Date Listed | March 21st, 2025 |
| Days on Market | 29 |
| Zoning | M-C1 |

## Listing Details

| | |
|---|---|
| Listing Office | RE/MAX Landan Real Estate |

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