

417, 315 Heritage Drive SE
Calgary, Alberta

MLS # A2200446



\$239,800

Division:	Acadia		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	854 sq.ft.	Age:	1968 (57 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Off Street, Parking Lot, Stall		
Lot Size:	-		
Lot Feat:	Back Lane, Backs on to Park/Green Space		

Heating:	Baseboard	Water:	-
Floors:	Tile, Vinyl	Sewer:	-
Roof:	Asphalt, Asphalt Shingle, Other, Rubber	Condo Fee:	\$ 509
Basement:	-	LLD:	-
Exterior:	Brick, Composite Siding, Stucco, Vinyl Siding, Wood Frame	Zoning:	M-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Laminate Counters, No Smoking Home, Open Floorplan, Separate Entrance, Storage, Vinyl Windows, Walk-In Closet(s)		

Inclusions: Electric Fireplace and other items Negotiable with acceptable offer

Updated 2-Bed 2-Bath, 854 square foot apartment in Village Green, Acadia - small complex with full exterior updates 2017 (roof, windows, doors, siding etc) - EXCELLENT investment or Purchase Opportunity price point. Top Floor so NO neighbours above, only ONE neighbour per floor, TWO entries per Unit (perfect for different schedules), pathways/green spaces on BOTH sides, furthest from Heritage Drive, and with Visitor Parking nearby. View the 3D iGuide Tour with detailed Floor Plans - South Balcony exposure. All layouts are bright and open, built front to back so they enjoy windows on both sides. The Bedrooms are totally separated from the Kitchen, full sized Dining and full-width Living Rooms, and there is a huge interior Storage Room that could be a future Laundry (based on approvable appliances by the Board). NEW Luxury Vinyl Flooring has been installed in the majority of the property, with Tile in the 4-Piece Main Bathroom, Foyer Entry, and 2 piece Ensuite Bathroom. The room spaces are so big, in the Primary Bedroom and the Living Room, that there is ample room for reading, study, and home office. Primary includes its own Walk-in Closet and 2-piece Ensuite Bathroom. The Dining can even hold a 6+ foot sidebar to expand Kitchen use. The second Bedroom is big enough for a Queen sleeping set or other hobby/TV/personal use. The flexible plan can suit every lifestyle up to family requirements and the location cannot be beaten, close to all accesses, amenities, right beside a bus route and minutes to the C-Train line - directly beside Heritage Drive, between MacLeod and Blackfoot Trails to get easily to all the other main routes to anywhere in Calgary - fast! This beautiful home is waiting for its new Owner(s) so don't hesitate to request a showing from your agent!