

# \$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)

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.