

315 HERITAGE Drive #314, Calgary T2H 1N2

MLS® #: **A2170205** Area: **Acadia** Listing **10/02/24** List Price: **\$209,900**
 Status: **Pending** County: **Calgary** Date: Change: **-\$5k, 04-Nov** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Apartment**
 City/Town: **Calgary**
 Year Built: **1968**

Lot Information

Lot Sz Ar:
 Lot Shape:

Access:
 Lot Feat:
 Park Feat: **Stall**

Finished Floor Area

Abv Sqft: **698**
 Low Sqft:
 Ttl Sqft: **698**

DOM

80
Layout
 Beds: **1 (1)**
 Baths: **1.0 (1 0)**
 Style: **Apartment**

Parking

Ttl Park: **1**
 Garage Sz:

Utilities and Features

Roof: **Flat Torch Membrane** Construction: **Composite Siding, Concrete**
 Heating: **Baseboard** Flooring: **Laminate**
 Sewer: Ext Feat: **Courtyard** Water Source: Fnd/Bsmt:
 Kitchen Appl: **Dishwasher, Electric Stove, Refrigerator, Window Coverings**
 Int Feat: **No Animal Home, No Smoking Home, Pantry**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	19`5" x 11`7"	Kitchen	Main	7`3" x 6`6"
Dining Room	Main	7`8" x 7`4"	Bedroom - Primary	Main	15`4" x 10`2"
4pc Bathroom	Main	6`11" x 4`11"	Storage	Main	7`7" x 2`9"
Foyer	Main	3`10" x 3`5"			

Legal/Tax/Financial

Condo Fee: **\$414** Title: **Fee Simple** Zoning: **M-C1**

Fee Freq:
Monthly

Legal Desc: **7510034**

Remarks

Pub Rmks: **Nicely UPDATED 1 bedroom unit within walking distance to shopping, restaurants, C-Train and more. Such a great location! As you enter your new home, you are greeted by laminate throughout. The galley style kitchen is a nice size with UPDATED cabinets and appliances. Great for creating your culinary desires. Dining area is a nice size for dinner gatherings which overlooks the large living room. There's a pantry/storage room off to the side. Your large living room serves as the focal point of the home. Relax and entertain inside or outside on your west-facing patio. Down the hall is an UPDATED 4 pc bathroom and VERY LARGE master bedroom. The unit boasts a 2nd entrance which you will find the laundry right outside the door. The inside courtyard is a pleasure for quiet relaxation time in a secluded oasis. The windows, patio doors and siding were all upgraded in this concrete building. The unit is very quiet because it is in a concrete building. Assigned parking, #618, and visitor parking on the south corner. Dogs are approved on a case by case basis. If you're a first-time buyer or an investor, it doesn't get much better than this.**

Inclusions: n/a
Property Listed By: **eXp Realty**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123







