



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**231 HERITAGE Drive #6A, Calgary T3H 2J8**

MLS® #: **A2182323**

Area: **Acadia**

Listing Date: **12/05/24**

List Price: **\$228,888**

Status: **Active**

County: **Calgary**

Change: **-\$30k, 01-Feb**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Apartment**  
City/Town: **Calgary**  
Year Built: **1970**

Lot Information

Lot Sz Ar:  
Lot Shape:

Finished Floor Area

Abv Sqft: **926**  
Low Sqft:  
Ttl Sqft: **926**

DOM

**58**  
Layout  
Beds: **2 (2 )**  
Baths: **1.0 (1 0)**  
Style: **Apartment**

Parking

Ttl Park: **1**  
Garage Sz:

Access:

Lot Feat:  
Park Feat: **Stall**

Utilities and Features

Roof: **Tar/Gravel**  
Heating: **Baseboard**  
Sewer:  
Ext Feat: **Balcony**

Construction: **Brick,Concrete**  
Flooring: **Carpet,Linoleum**  
Water Source:  
Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Electric Stove,Refrigerator,Window Coverings**  
Int Feat: **Ceiling Fan(s)**  
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>Living Room</b>	<b>Main</b>	<b>19`1" x 13`8"</b>	<b>Kitchen</b>	<b>Main</b>	<b>8`5" x 8`0"</b>
<b>Dining Room</b>	<b>Main</b>	<b>7`11" x 4`1"</b>	<b>Bedroom - Primary</b>	<b>Main</b>	<b>15`7" x 10`11"</b>
<b>Bedroom</b>	<b>Main</b>	<b>15`5" x 8`10"</b>	<b>3pc Bathroom</b>	<b>Main</b>	<b>7`11" x 4`11"</b>
<b>Foyer</b>	<b>Main</b>	<b>5`10" x 3`7"</b>	<b>Storage</b>	<b>Main</b>	<b>8`9" x 8`3"</b>

Legal/Tax/Financial

Condo Fee:  
**\$526**

Title:  
**Fee Simple**

Zoning:  
**M-C1**

Legal Desc: 9312619

Fee Freq:  
Monthly

Remarks

Pub Rmks: "ACADIA-HILLTOP HOUSE-CONCRETE BUILDING"-Large 2 bedrooms- MAIN FLOOR- condo within walking distance to Heritage Station-Come to view this well maintained condo with over 900 SF that features a bright kitchen, separate dining room, en-suite storage/pantry, huge living room with big windows, 2 very good size bedrooms and a 3pcs bathroom. Large balcony with plenty of room for a BBQ and a patio set to enjoy the summer "that all of us are dreaming right now". Conveniently located near shopping area and train station, offering a quiet lifestyle, this unit is A must -see and must-buy property! Please note -this is 25+ age restrictions complex and as per Alberta Human Rights Commission the corporation will have the right to remove the age restriction starting with JAN 1/2033 !!! Good Buy-Good Investment!

Inclusions: N/A  
Property Listed By: First Place Realty

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





