



THE
A-TEAM

**RE/MAX
FIRST**

231 HERITAGE Drive #6A, Calgary T3H 2J8

MLS® #: **A2182323**

Area: **Acadia**

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

List Price: **\$259,000**

Status: **Active**

County: **Calgary**

Change: **-\$10k, 08-Dec**

Association: **Fort McMurray**



General Information

Prop Type: **Residential
Apartment**
Sub Type: **Calgary**
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

16
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,Wood Siding**
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
Living Room	Main	19`1" x 13`8"	Kitchen	Main	8`5" x 8`0"
Dining Room	Main	7`11" x 4`1"	Bedroom - Primary	Main	15`7" x 10`11"
Bedroom	Main	15`5" x 8`10"	3pc Bathroom	Main	7`11" x 4`11"
Foyer	Main	5`10" x 3`7"	Storage	Main	8`9" x 8`3"

Legal/Tax/Financial

Condo Fee:
\$509

Title:
Fee Simple

Zoning:
M-C1

Legal Desc: 9312619

Fee Freq:
Monthly

Remarks

Pub Rmks: "ACADIA"-Large 2 bedrooms- MAIN FLOOR- condo within walking distance to Heritage Station-Come to view this well maintained condo "age restricted 25+" 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!

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

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





