



THE
A-TEAM

**RE/MAX
FIRST**

231 HERITAGE Drive #101E, Calgary T2H 1N1

MLS® #: **A2188164**

Area: **Acadia**

Listing Date: **01/17/25**

List Price: **\$219,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

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

Finished Floor Area

Abv Sqft: **919**

Low Sqft:

Ttl Sqft: **919**

DOM

5

Layout

Beds: **2 (2)**

Baths: **1.0 (1 0)**

Style: **Low-Rise(1-4)**

Lot Information

Lot Sz Ar:

Lot Shape:

Parking

Ttl Park: **1**

Garage Sz:

Access:

Lot Feat:

Park Feat: **Assigned,Guest,Plug-In,Stall**

Utilities and Features

Roof: **Tar/Gravel**

Heating: **Baseboard**

Sewer:

Ext Feat: **Balcony**

Construction:

Brick,Concrete

Flooring:

Carpet,Laminate

Water Source:

Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Electric Range,Range Hood,Refrigerator,Window Coverings**

Int Feat: **No Animal Home,No Smoking Home,Storage**

Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	19`1" x 13`9"
Dining Room	Main	8`4" x 8`11"
Bedroom	Main	15`6" x 8`7"
Storage	Main	7`10" x 4`1"

Room	Level	Dimensions
Kitchen	Main	8`4" x 8`7"
Bedroom - Primary	Main	15`6" x 11`2"
4pc Bathroom	Main	

Legal/Tax/Financial

Condo Fee:

\$526

Title:

Fee Simple

Zoning:

M-C1

Legal Desc: 9312619

Fee Freq:
Monthly

Remarks

Pub Rmks: **Welcome to this top floor corner unit in Hilltop House. Located in the sought after community of Acadia, this complex is close to shopping, restaurants, bus transit, and a quick 10 minute walk to the C Train, and easy access to Downtown. Move right into this spacious, well cared for and freshly painted two bedroom unit. Both bedrooms are generous sizes and the primary will easily accommodate a king size bed. The spacious and bright living room includes a large patio door leading to the generous size deck for outdoor enjoyment. This is an age restricted 25+ building, very quiet living in a well managed complex.**

Inclusions: **N/A**
Property Listed By: **Royal LePage Solutions**

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





