

# \$200,000 - 323, 315 Heritage Drive Se, Calgary

MLS® #A2238751

**\$200,000**

2 Bedroom, 2.00 Bathroom, 862 sqft

Residential on 0.00 Acres

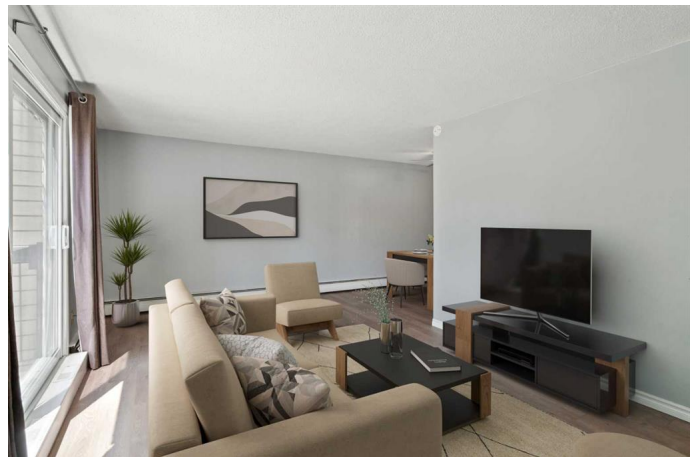
Acadia, Calgary, Alberta

Welcome to one of the best-kept secrets in the city — now refreshed with brand-new, stylish laminate flooring! This top-floor 2-bedroom, 2-bathroom condo offers nearly 900 sq ft of smart, flexible living with **\*\*TWO private entrances\*\*** and an unbeatable price. Step inside and immediately feel the space — oversized rooms, including a *\*massive\** primary bedroom that can double as your personal retreat, home office, or creative space. It features a walk-in closet and private ensuite to complete the sanctuary vibe.

The second bedroom? Just as versatile. Use it for guests, your side hustle HQ, or that Netflix-and-chill cave. The open-concept living/dining room has tons of room for entertaining, lounging, or whatever your lifestyle demands.

The building had a full exterior update in 2017 — new roof, windows, siding, and doors. Translation: less worry, more living. The complex is clean, well-managed, and has visitor parking and green space for those Sunday hangs. You™re close to **EVERYTHING** — C-Train, major roads, shopping, dining, schools — all within minutes.

Come see why this oversized, affordable unit is a total game-changer — whether you're flying solo, coupled up, or rolling with the whole crew. This is your opportunity to own



more, for less.

Built in 1968

**Essential Information**

|                |                   |
|----------------|-------------------|
| MLS® #         | A2238751          |
| Price          | \$200,000         |
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 1                 |
| Half Baths     | 1                 |
| Square Footage | 862               |
| Acres          | 0.00              |
| Year Built     | 1968              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

**Community Information**

|             |                            |
|-------------|----------------------------|
| Address     | 323, 315 Heritage Drive Se |
| Subdivision | Acadia                     |
| City        | Calgary                    |
| County      | Calgary                    |
| Province    | Alberta                    |
| Postal Code | T2H 1N2                    |

**Amenities**

|                |              |
|----------------|--------------|
| Amenities      | Coin Laundry |
| Parking Spaces | 1            |
| Parking        | Stall        |

**Interior**

|                   |                                                            |
|-------------------|------------------------------------------------------------|
| Interior Features | Ceiling Fan(s)                                             |
| Appliances        | Dishwasher, Electric Stove, Refrigerator, Window Coverings |
| Heating           | Baseboard                                                  |
| Cooling           | None                                                       |
| # of Stories      | 3                                                          |

**Exterior**

|                   |         |
|-------------------|---------|
| Exterior Features | Balcony |
| Construction      | Mixed   |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 10th, 2025 |
| Days on Market | 107             |
| Zoning         | M-C1            |

**Listing Details**

|                |                        |
|----------------|------------------------|
| Listing Office | MaxWell Capital Realty |
|----------------|------------------------|

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