

# \$232,000 - 323, 315 Heritage Drive Se, Calgary

MLS® #A2238751

**\$232,000**

2 Bedroom, 2.00 Bathroom, 862 sqft

Residential on 0.00 Acres

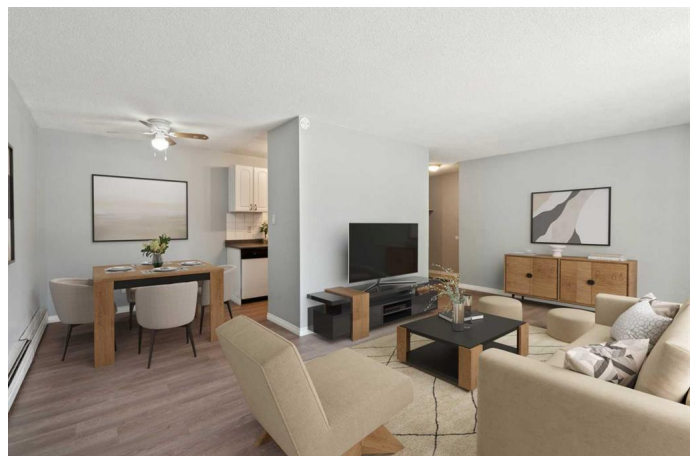
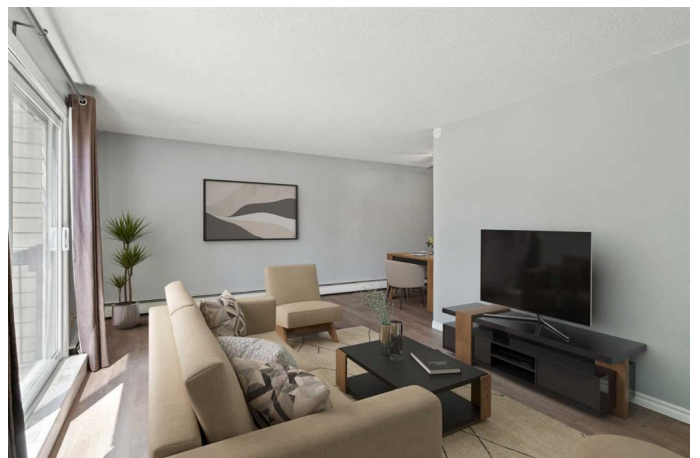
Acadia, Calgary, Alberta

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	\$232,000
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	5
Zoning	M-C1

**Listing Details**

Listing Office	MaxWell Capital Realty
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