

# \$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 | 108             |
| Zoning         | M-C1            |

**Listing Details**

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.