11A 231 Heritage Drive SE

Calgary | Active | MLS® A2320535

$185,900









Bedrooms	Bathrooms	Year Built	Living area
1	**1**	**1970**	**655 sq. ft.**

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Listed by Sotheby's International Realty Canada

A closer look

Bright and spacious 1-bedroom, 1-bathroom condo in Hilltop House, a well-maintained 25+ adult complex in the desirable community of Acadia. This concrete construction building offers quiet living and excellent long-term value. The unit features newer laminate flooring throughout the main living area and newer carpet in the bedroom. The functional kitchen offers ample cabinet space and includes a newer refrigerator. A large in-suite storage room provides excellent storage options and has the potential for future in-suite laundry installation. The generous living room opens onto a sunny west-facing 18-foot concrete balcony facing the courtyard and offers plenty of space for patio furniture and a BBQ-perfect for relaxing or entertaining. Additional features include one assigned parking stall and immediate possession availability. The professionally managed complex boasts a strong reserve fund, providing peace of mind for owners. Coin operated laundry located in the building. Ideally located just steps from shopping, transit, schools, and everyday amenities, this is an excellent opportunity for comfortable and convenient adult living

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2320535
Bedrooms	1
Bathrooms	1
Year Built	1970
Property Type:	Residential
Property Sub Type:	Apartment
Condo Type:	Conventional Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	Apartment-Single Level Unit
Total Living Area:	655 sq. ft.
Condo Fee:	$382.52

Condo Fee Includes:	Amenities of HOA/Condo, Caretaker, Common Area Maintenance, Heat, Insurance, Maintenance Grounds, Parking, Professional Management, Reserve Fund Contributions, Security, Sewer, Snow Removal, Trash, Water
Front Exposure:	East
Unit Exposure:	West
Floor Location:	Other
Entry Level:	1
Stories Total:	3
Levels:	Single Level Unit
End Unit:	2+ Common Walls
Total Rooms Above Grade:	5
Year built:	1970 (Age: 56)
Bedrooms:	1 (Above Grd: 1)
Bedrooms Above Grade:	1
Bedrooms On Main:	1
Bedrooms Below Grade:	0
Bathrooms:	1.0 (Full:1, Half:0)
Num Ensuite Baths:	0
Plan:	9312619
Heating:	Baseboard, Natural Gas
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Brick, Concrete
Structure Type:	Low Rise (2-4 stories)
Roof:	Tar/Gravel
Ensuite:	No
Flooring:	Carpet, Laminate, Linoleum

Cooling:	None
Fireplaces:	0
Garage:	No
Parking:	Stall
Parking Places:	1
Parking Total/Covered:	1 / -
Condo Fee Frequency:	Monthly
City Quadrant:	Southeast
Condo Name:	Hilltop House
Community:	Acadia
Amenities:	Coin Laundry, Parking, Trash, Visitor Parking
Appliances:	Dishwasher, Electric Stove, Refrigerator, Window Coverings
Inclusions:	n/a
Restrictions:	Adult Living, Board Approval, Pets Not Allowed
Pets Allowed:	No
Main Floor	Kitchen · 7'8" × 7' ·
Main Floor	Dining Room · 7'10" × 7'8" ·
Main Floor	Living Room · 16'10" × 13'10" ·
Main Floor	Foyer · 11'2" × 3'10" ·
Main Floor	Bedroom - Primary · 12'2" × 11' ·
Main Floor	Storage · 7'4" × 3'4" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights
Interior Features:	No Animal Home, No Smoking Home, Storage
Exterior Features:	Balcony
Patio And Porch Features:	Balcony(s)

Num. of Parcels:	0
Region:	Calgary
Zone:	CAL Zone S
Zoning:	M-C1
Listed Date:	Jun 12, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/11a-231-heritage-drive-se-calgary-a2320535/

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Data was last updated November 23, 2026 at 04:05 PM (UTC)

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