83E 231 Heritage Drive SE

Calgary | Active | MLS® A2357042

$165,000









Bedrooms	Bathrooms	Year Built	Living area
1	**1**	**1970**	**754.56 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by 2% Realty

A closer look

Welcome to Hilltop House, a charming 25+ adult living residential complex nestled in the desirable community of Acadia! Offering over 750 sq. ft. of comfortable living space, this well-appointed ground-floor unit features 1 bedroom, a versatile den, 1 full bathroom, and an assigned parking stall. Whether you're a first-time homebuyer, downsizing, or looking for an excellent investment opportunity, this property offers comfort, convenience, and value. Step inside to discover beautiful laminate flooring throughout and a functional layout designed for comfortable everyday living. The spacious living room features sliding patio doors that open onto a generous private deck, providing the perfect space for summer barbecues and outdoor relaxation. The contemporary kitchen is thoughtfully finished with crisp white cabinetry, a stylish backsplash, and a full set of pristine appliances. The generously sized primary bedroom offers ample closet space, while a full 4-piece bathroom and a spacious den provide additional flexibility for a home office or extra storage. Enjoy the convenience of an excellent location, just minutes from schools, parks, playgrounds, restaurants, and shopping. With quick and easy access to major routes, including Deerfoot Trail and Macleod Trail, commuting and getting around the city is a breeze. Don't miss this fantastic opportunity to own in the established community of Acadia! Book your private viewing today!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2357042
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:	754.56 sq. ft.

Main Level Finished Area:	754.56 sq. ft.
Condo Fee:	$440.96
Condo Fee Includes:	Common Area Maintenance, Heat, Insurance, Parking, Professional Management, Reserve Fund Contributions, Snow Removal, Trash, Water
Front Exposure:	East
Unit Exposure:	East
Floor Location:	Ground
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
New Constr.:	No
Construction Material:	Brick, Concrete, Wood Siding
Structure Type:	Low Rise (2-4 stories)
Ensuite:	No
Flooring:	Laminate

Cooling:	None
Fireplaces:	0
Garage:	No
Parking:	Stall
Parking Places:	1
Parking Total/Covered:	1 / -
Laundry Features:	Common Area
Condo Fee Frequency:	Monthly
City Quadrant:	Southeast
Condo Name:	Hilltop House
Community:	Acadia
Amenities:	Coin Laundry, Parking, Snow Removal, Visitor Parking
Appliances:	Dishwasher, Electric Stove, Microwave, Range Hood, Refrigerator
Inclusions:	n/a
Restrictions:	Adult Living, Pet Restrictions or Board approval Required, Utility Right Of Way
Pets Allowed:	Restrictions, Yes
Main Floor	Bedroom - Primary · 13'3" × 11' ·
Main Floor	Den · 10'9" × 5'11" ·
Main Floor	Living Room · 17'4" × 14'11" ·
Main Floor	Dining Room · 9'10" × 8'1" ·
Main Floor	Kitchen · 9'3" × 6'8" ·
Title to Land:	Fee Simple
Community Features:	Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights
Interior Features:	See Remarks
Exterior Features:	Other
Patio And Porch Features:	Deck

Num. of Parcels:	0
Region:	Calgary
Zone:	CAL Zone S
Zoning:	M-C1
Listed Date:	Nov 05, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/83e-231-heritage-drive-se-calgary-a2357042/

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