

109, 315 Heritage Drive SE

Calgary, Alberta

MLS # A2223589



\$239,900

Heating:	Baseboard, Natural Gas	Water:	Public
Floors:	Ceramic Tile, Laminate	Sewer:	Public Sewer
Roof:	Flat	Condo Fee:	\$ 549
Basement:	None	LLD:	-
Exterior:	Brick, Composite Siding, Vinyl Siding	Zoning:	M-C1
Foundation:	Poured Concrete	Utilities:	Electricity Connected, Sewer Connected, Water Connected
Features:	Closet Organizers, No Animal Home, No Smoking Home, Storage, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	N/A		

Welcome to this well-maintained and competitively priced two-bedroom, two-bathroom condo offering over 860 sq. ft. of comfortable living space on the second floor of the popular Village Green complex. The unit benefits from extensive exterior upgrades completed in 2017, including a new roof, windows, doors, and siding, giving the building a fresh, modern look and added value. Inside, the layout is thoughtfully designed with a separate bedroom wing for added privacy, along with full-sized dining and living areas that make the home feel spacious and inviting. The south-facing balcony overlooks a beautifully landscaped courtyard, flooding the living space with natural sunlight throughout the day. The modern kitchen features stainless steel appliances, attractive countertops, and ample cabinetry, making it both functional and stylish. The primary bedroom includes a walk-in closet and its own two-piece ensuite, while the second bedroom is large enough to accommodate a queen-sized bed or serve as a flexible space for hobbies or a home office. The unit also includes two separate entries, adding convenience and privacy for residents. Located in a desirable area with easy access to public transportation, the C-Train line, Heritage Drive, MacLeod Trail, and Blackfoot Trail, this condo is close to everything you need—shopping, schools, parks, and more. Whether you’re looking to invest or purchase your first home, this is a fantastic opportunity to own a stylish, move-in-ready condo in a well-managed complex.