

47C, 231 Heritage Drive SE
Calgary, Alberta

MLS # A2269797

\$199,900



Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Metal	Condo Fee:	\$ 526
Basement:	-	LLD:	-
Exterior:	Brick, Concrete	Zoning:	M-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home, Storage		
Inclusions:	None		

Discover exceptional value in this spacious 910 sq ft, 2nd-floor corner unit, ideally located just steps from everyday amenities and the Heritage LRT Station. With lots of windows, this home offers bright, comfortable living and a layout that feels larger than its measurements. A rare advantage in this unit is the true in-suite laundry, offering privacy and convenience that many other units simply don't have—an upgrade that significantly enhances day-to-day living. The home features a functional kitchen with ample cabinetry, a bright dining space, and a generous living room that flows seamlessly to the large west-facing balcony, perfect for enjoying afternoon sun or additional outdoor living space. Both bedrooms are well sized, with decent storage and plenty of natural light. An updated 4pc bathroom and excellent in-suite storage round out the interior. Set in a quiet, well-cared-for complex with peaceful neighbours, this property provides a calm residential setting while remaining walkable to shops, cafés, transit, and major roadways. Offering great square footage, a premium corner placement, and rare in-suite laundry, this unit delivers comfort, convenience, and standout value in a highly accessible location.