

# \$359,900 - 9, 329 Heritage Drive Se, Calgary

MLS® #A2240251

**\$359,900**

3 Bedroom, 2.00 Bathroom, 1,449 sqft

Residential on 0.00 Acres

Acadia, Calgary, Alberta

Stylish 3-Bedroom Townhouse in Acadia –  
End Unit with a South-Facing Deck!

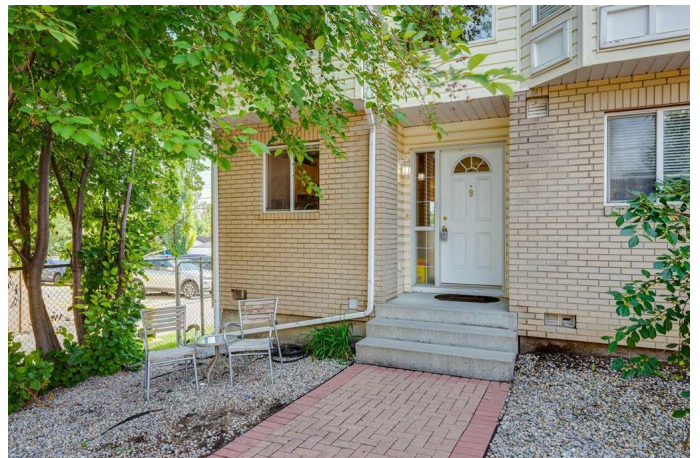
This bright and welcoming end-unit townhouse offers the perfect mix of space, style, and location. Tucked away in a quiet pocket of Acadia, you'll enjoy peaceful living with quick access to everything – just 10 minutes to downtown, and close to Heritage Station, Chinook Centre, schools, parks, and everyday amenities.

Inside, you'll find a smart and functional layout with over three levels of living space. The main floor features a sunny, south-facing living room, spacious dining area, and a well-laid-out kitchen – ideal for everyday living or entertaining guests. Step out onto your private south-facing deck and soak up the natural light all day long.

Upstairs, the second level offers two comfortable bedrooms and a full 4-piece bathroom. The entire top floor is dedicated to the primary suite, creating a true retreat with a gas fireplace, walk-in closet, ample storage, and a private ensuite.

Downstairs, you'll appreciate the convenience of a single attached garage, plus a laundry and utility area with plenty of extra storage.

Additional features include:



End-unit location for added privacy and natural light

Low condo fees

Quick possession available

This is a fantastic opportunity to get into a well-managed complex in a mature, amenity-rich neighbourhood. Whether you're a first-time buyer, a young family, or looking to simplify your lifestyle, this home checks all the boxes. Come take a lookâ€”youâ€™ll love what you see!

Built in 2000

### Essential Information

MLS® #	A2240251
Price	\$359,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,449
Acres	0.00
Year Built	2000
Type	Residential
Sub-Type	Row/Townhouse
Style	2 and Half Storey
Status	Active

### Community Information

Address	9, 329 Heritage Drive Se
Subdivision	Acadia
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2H 1M8

### Amenities

Amenities	Parking, Secured Parking, Trash
Parking Spaces	4
Parking	Single Garage Attached, Stall
# of Garages	1

## Interior

Interior Features	Closet Organizers, Laminate Counters, See Remarks, Storage, Vinyl Windows, Walk-In Closet(s), Track Lighting
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Exterior Entry, Partial, Partially Finished

## Exterior

Exterior Features	Playground, Private Entrance
Lot Description	Back Lane, Low Maintenance Landscape, Rectangular Lot
Roof	Asphalt
Construction	Brick, Vinyl Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	July 18th, 2025
Days on Market	13
Zoning	M-C1

## Listing Details

Listing Office	RE/MAX House of Real Estate
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