

\$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!

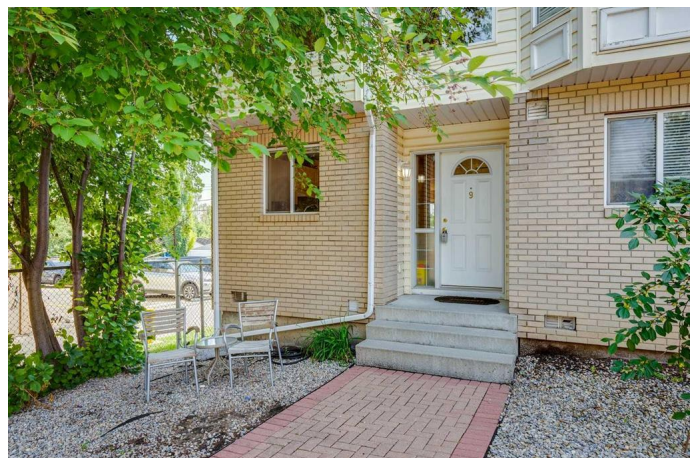
This bright and welcoming end-unit townhouse offers the perfect mix of space, style, and location. Tucked away in a quiet pocket of Acadia, you'll enjoy peaceful living with quick access to everything – just 10 minutes to downtown, and close to Heritage Station, Chinook Centre, schools, parks, and everyday 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	4
Zoning	M-C1

Listing Details

Listing Office	RE/MAX House of Real Estate
----------------	-----------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.