



THE
A-TEAM

**RE/MAX
FIRST**

360 HARVEST HILLS Way #229, Calgary T3K 2S1

MLS®#: **A2140531**

Area: **Harvest Hills**

Listing Date: **06/12/24**

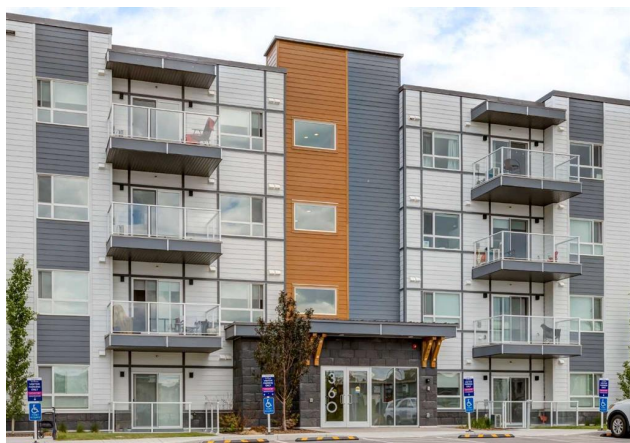
List Price: **\$494,999**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **2022**

Lot Information

Lot Sz Ar:
Lot Shape:

Access:
Lot Feat:
Park Feat:

Underground

Finished Floor Area

Abv Sqft: **1,084**
Low Sqft:
Ttl Sqft: **1,084**

DOM

16

Layout

Beds: **2 (2)**
Baths: **2.0 (2 0)**
Style: **Low-Rise(1-4)**

Parking

Ttl Park: **2**
Garage Sz:

Utilities and Features

Roof: **Baseboard**
Heating:
Sewer:
Ext Feat: **Balcony**

Construction: **Wood Frame**
Flooring: **Vinyl Plank**
Water Source:
Fnd/Bsmt:

Kitchen Appl: **Built-In Oven,Dishwasher,Electric Stove,Garburator,Microwave,Refrigerator,Wall/Window Air Conditioner,Washer/Dryer,Window Coverings**
Int Feat: **Built-in Features,Double Vanity,Elevator,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Quartz Counters,Storage**
Utilities:

Room Information

| <u>Room</u> | <u>Level</u> | <u>Dimensions</u> |
|---------------------------------|--------------|----------------------|
| Kitchen With Eating Area | Main | 15`3" x 10`3" |
| Dining Room | Main | 9`5" x 8`11" |
| Bedroom - Primary | Main | 13`4" x 12`3" |
| 4pc Ensuite bath | Main | 8`5" x 8`5" |
| 4pc Bathroom | Main | 7`11" x 4`11" |

| <u>Room</u> | <u>Level</u> | <u>Dimensions</u> |
|-----------------------|--------------|----------------------|
| Living Room | Main | 15`0" x 14`0" |
| Foyer | Main | 9`10" x 4`6" |
| Walk-In Closet | Main | 8`5" x 4`11" |
| Bedroom | Main | 11`3" x 10`3" |
| Laundry | Main | 11`5" x 5`5" |

Legal/Tax/Financial

Condo Fee:

Title:

Zoning:

\$423

Fee Simple

M-1

Fee Freq:

Monthly

Legal Desc:

2211433

Remarks

Pub Rmks:

Beautiful 2 bedroom, 2 bathroom Corner Unit in Harvest Hills! Immaculate upgraded corner unit; complete with Air Conditioning, 2 underground titled parking spaces, laundry room, upgraded appliances, quartz countertops, black out blinds on patio doors, and more! Open floor plan, with lots of natural lighting, and 9' ceilings. Large windows throughout main living room area, and a well sized balcony just off of the dining room. Well maintained unit, only lived in for just over a year. Looks brand new! Primary bedroom complete with a 4 piece ensuite bath, double vanity sinks, and walk in closet. Secondary bedroom on other side of unit, also complete with a 4 piece bathroom. Located just 5 minutes away from shopping, dining, entertaining, VIVO sports centre, Landmark movie theatre, medical centres, golf range, and more. 20 minute drive into downtown. Located conveniently just off of Deerfoot Trail. Pet friendly building. Schedule your private tour today!

Inclusions:

N/A

Property Listed By:

Real Broker

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123









