



THE
A-TEAM

**RE/MAX
FIRST**

75 HARVEST OAK Circle, Calgary T3K 4S6

MLS®#: **A2151240** Area: **Harvest Hills** Listing Date: **07/20/24** List Price: **\$441,000**
 Status: **Active** County: **Calgary** Change: **-\$2k, 09-Oct** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Row/Townhouse**
 City/Town: **Calgary**
 Year Built: **1997**
Lot Information
 Lot Sz Ar: **1,840 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,263**
 Low Sqft:
 Ttl Sqft: **1,263**

DOM

89
Layout
 Beds: **3 (3)**
 Baths: **1.5 (1 1)**
 Style: **2 Storey**

Parking

Ttl Park: **2**
 Garage Sz: **1**

Access:

Lot Feat: **Back Yard,City Lot,Rectangular Lot**
 Park Feat: **Driveway,Garage Faces Front,Single Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **None**

Construction: **Concrete,Vinyl Siding,Wood Frame**
 Flooring: **Carpet,Ceramic Tile**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Garage Control(s),Range Hood,Refrigerator,Washer,Window Coverings**
 Int Feat: **Quartz Counters**
 Utilities:

Room Information

| Room | Level | Dimensions | Room | Level | Dimensions |
|-----------------------|--------------|----------------------|--------------------------|--------------|----------------------|
| 2pc Bathroom | Main | 4`11" x 4`10" | Dining Room | Main | 14`2" x 10`2" |
| Kitchen | Main | 11`11" x 7`9" | Living Room | Main | 19`1" x 11`9" |
| 4pc Bathroom | Upper | 6`8" x 7`11" | Bedroom | Upper | 9`3" x 12`3" |
| Bedroom | Upper | 9`3" x 11`10" | Bedroom - Primary | Upper | 13`9" x 11`1" |
| Walk-In Closet | Upper | 4`11" x 8`10" | | | |

Legal/Tax/Financial

Condo Fee:
\$371

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-C1 d112

Legal Desc: **9711032**

Remarks

Pub Rmks: **Are you dreaming of a spacious, low-maintenance home in a vibrant and friendly community? Look no further than this stunning 2-story townhouse nestled on a quiet crescent in Calgary's desirable Harvest Hills neighbourhood. Bright and spacious 2-story townhouse in Harvest Hills! This charming unit boasts a single attached garage and private backyard. Enjoy the open-concept living area with tons of natural light, perfect for entertaining. On the main floor, it offer spacious and full off sun light open floor dining area, kitchen and living room. On the upper floor, it has three good size bedrooms with walk-in closet in the primary bedroom. Also offers the 4pc bath. Forget the hassle of scraping snow off your car in winter. This townhouse comes with a convenient single attached garage, offering year-round protection for your vehicle and additional storage space. Basement is blank canvas which you can turn into the recreational/additional bedroom and bathroom. Basement has a laundry and utility. This exceptional townhouse offers more than just a place to live; it's a gateway to a vibrant community. Harvest Hills is known for its friendly atmosphere, excellent schools, and abundant amenities. Don't miss out on this incredible opportunity to own your piece of paradise in Calgary!**

Inclusions: **N/A**
Property Listed By: **RE/MAX iRealty Innovations**

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







