



THE
A-TEAM

**RE/MAX
FIRST**

360 HARVEST HILLS Common #106, Calgary T3K 2N1

MLS®#: **A2156781**

Area: **Harvest Hills**

Listing Date: **08/22/24**

List Price: **\$359,900**

Status: **Pending**

County: **Calgary**

Change: **-\$17k, 11-Sep**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **2019**

Finished Floor Area
Abv Sqft: **824**
Low Sqft:
Ttl Sqft: **824**

DOM

28
Layout
Beds: **2 (2)**
Baths: **2.0 (2 0)**
Style: **Low-Rise(1-4)**

Lot Information

Lot Sz Ar:
Lot Shape:

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat:
Park Feat: **Titled, Underground**

Utilities and Features

Roof:
Heating: **Forced Air**
Sewer:
Ext Feat: **Playground**

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

Kitchen Appl: **Central Air Conditioner, Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings**
Int Feat: **Closet Organizers, No Animal Home, No Smoking Home**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Bedroom - Primary	Main	11`9" x 9`2"	3pc Ensuite bath	Main	9`5" x 4`11"
Living Room	Main	12`1" x 11`2"	Dining Room	Main	7`0" x 12`9"
Kitchen	Main	16`0" x 9`0"	Laundry	Main	7`3" x 6`0"
4pc Bathroom	Main	7`9" x 4`11"	Bedroom	Main	11`11" x 8`11"

Legal/Tax/Financial

Condo Fee:
\$452

Title:
Fee Simple

Zoning:
M-1

Legal Desc:

1812025

Fee Freq:
Monthly

Remarks

Pub Rmks:

Former Showhome in the mature community of Harvest Hills. Price includes the decor window coverings and AIR CONDITIONER for those hot summer days. Beautiful 2 bed 2 bath sits on the ground floor and comes with an Open-concept Kitchen, a dining area, a HUGE Central Quartz Counter Island, stainless appliances and a spacious in-suite laundry room plus one underground titled parking. Close to all amenities such as T&T Superstore, Sobey's, Superstore, Shoppers Drugmart, Landmark Movie Theatre, Vivo Sports Centre, Library, Banks, Quick Possession .

Inclusions:

N/A

Property Listed By:

Grand Realty

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





