

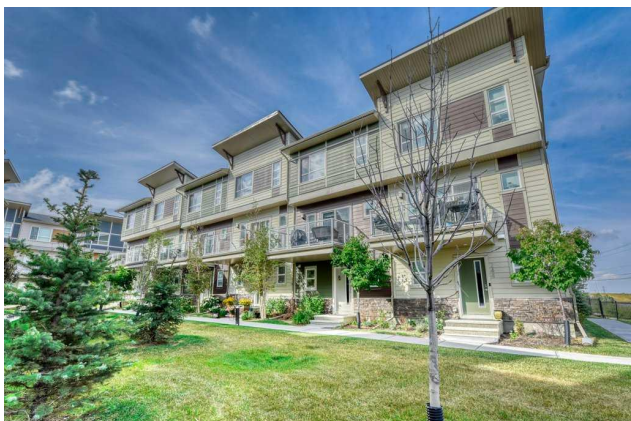


THE
A-TEAM

**RE/MAX
FIRST**

242 HARVEST GROVE Walk, Calgary T3K 2P3

MLS®#: **A2159693** Area: **Harvest Hills** Listing **08/23/24** List Price: **\$480,000**
 Status: **Active** County: **Calgary** Change: **-\$5k, 14-Sep** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Row/Townhouse**
 City/Town: **Calgary**
 Year Built: **2020**
Lot Information
 Lot Sz Ar:
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,466**
 Low Sqft:
 Ttl Sqft: **1,466**

DOM

26
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **3 Storey**

Parking

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

Access:

Lot Feat: **Rectangular Lot**
 Park Feat: **Concrete Driveway, Garage Faces Rear, Insulated, Single Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Composite Siding, Concrete, Wood Frame**
 Heating: **Forced Air** Flooring: **Carpet, Ceramic Tile, Laminate**
 Sewer: Water Source:
 Ext Feat: **Garden** Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer**
 Int Feat: **Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Vinyl Windows**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Foyer	Main	9`11" x 8`7"	Laundry	Main	6`2" x 8`6"
2pc Bathroom	Second	4`7" x 5`4"	Dining Room	Second	13`6" x 8`1"
Kitchen With Eating Area	Second	13`6" x 11`4"	Living Room	Second	11`10" x 11`8"
3pc Bathroom	Third	8`9" x 4`11"	4pc Bathroom	Third	8`9" x 4`11"
Bedroom	Third	8`4" x 9`7"	Bedroom	Third	8`5" x 11`4"
Bedroom - Primary	Third	13`4" x 10`5"			

Legal/Tax/Financial

Condo Fee:
\$309

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-G d80

Legal Desc: **1911268**

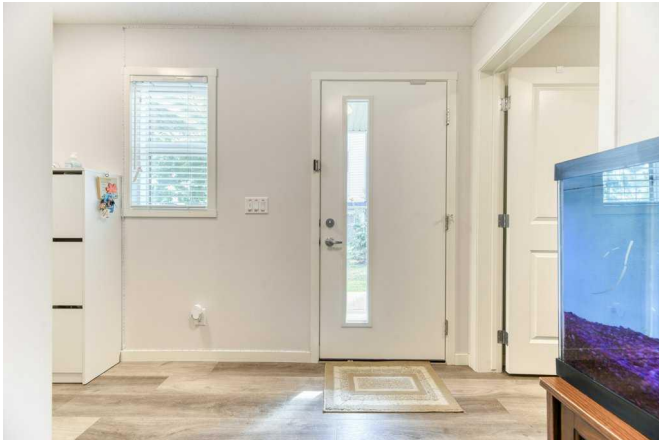
Remarks

Pub Rmks: **UPDATED LOWER PRICE!!! QUICK POSSESSION AVAILABLE! DISCOVER THE PERFECT HOUSE FOR YOUR FAMILY OR INVESTMENT! THE TERRACE is the newest development in Harvest Hills built by CEDARGLEN LIVING. This property is situated near amenities like schools, shopping, restaurants, public transit and the Calgary Airport and easy access to Deerfoot and Country Hills Blvd. Enjoy the convenience of living in a beautiful complex with low condo fees. As you enter the townhouse, you will be greeted with a well spaced foyer and laundry room on your right, adjacent is the 1 car attached garage, with a driveway that can accommodate total of 2 cars. Going up to the second floor will be your main living area, kitchen and dining, the open concept allows natural light to brighten your space from your big windows and patio doors. The third floor has your master's bedroom with walk in closet and 3pc ensuite. There are also 2 very good sized bedrooms for family or guests, plus a 4pc bath to complete this amazing property! You will truly enjoy living in this property as it's features, location and condition is exquisite! Become a proud owner of this townhouse. Call your favourite Realtor to book a showing.**

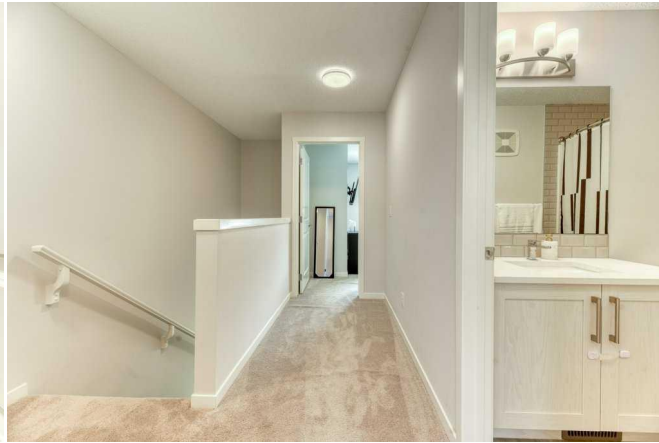
Inclusions: **none**
Property Listed By: **First Place Realty**

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





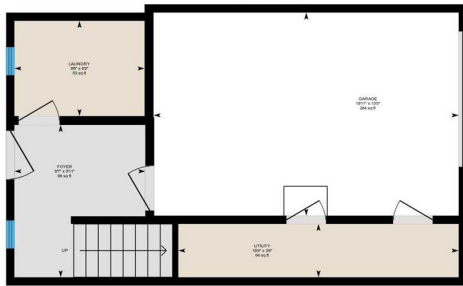






242 Harvest Grove Walk NE, Calgary, AB

Main Floor Exterior Area 260.26 sq ft
Interior Area 213.97 sq ft
Excluded Area 282.55 sq ft



0 3 6 ft PREPARED: 2024/09/21

White regions are excluded from total floor area in iGUSIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

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2nd Floor Exterior Area 578.44 sq ft
Interior Area 524.96 sq ft

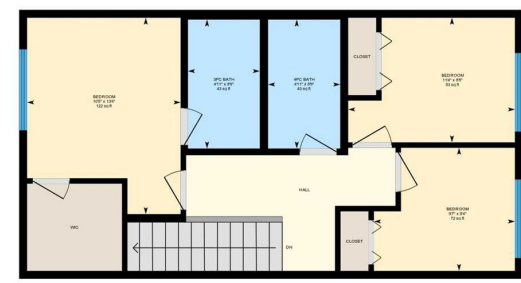


0 3 6 ft PREPARED: 2024/09/21

White regions are excluded from total floor area in iGUSIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

242 Harvest Grove Walk NE, Calgary, AB

3rd Floor Exterior Area 623.09 sq ft
Interior Area 587.62 sq ft



0 3 6 ft PREPARED: 2024/09/21

White regions are excluded from total floor area in iGUSIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.