



THE
A-TEAM

**RE/MAX
FIRST**

360 HARVEST HILLS Way #222, Calgary T3K 2S1

MLS® #: **A2160597** Area: **Harvest Hills** Listing Date: **08/27/24** List Price: **\$385,000**
 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:

Titled, Underground

Finished Floor Area

Abv Sqft: **845**
 Low Sqft:
 Ttl Sqft: **845**

DOM

22
Layout
 Beds: **2 (2)**
 Baths: **2.0 (2 0)**
 Style: **Low-Rise(1-4)**

Parking

Ttl Park: **1**
 Garage Sz:

Utilities and Features

Roof:
 Heating: **Forced Air, Natural Gas**
 Sewer:
 Ext Feat: **Balcony, Playground**

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

Kitchen Appl: **Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings**
 Int Feat: **Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	11`1" x 13`2"	Kitchen With Eating Area	Main	12`4" x 14`11"
Laundry	Main	8`5" x 7`0"	4pc Bathroom	Main	4`11" x 8`6"
Bedroom - Primary	Main	11`11" x 9`3"	Bedroom	Main	10`8" x 9`1"
Balcony	Main	6`8" x 11`5"	Dining Room	Main	8`4" x 13`5"
4pc Ensuite bath	Main	7`11" x 8`10"			

Legal/Tax/Financial

Condo Fee:
\$330

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-1

Legal Desc: **2211433**

Remarks

Pub Rmks: **Welcome to this modern, private, and spacious move-in ready condo in the desirable community of Harvest Hills. This inviting 2-bedroom, 2-bathroom unit features a bright south-facing exposure, filling the space with natural light. The open floor plan includes 9' ceilings, luxury vinyl plank (LVP) flooring, Low-E triple-glazed windows, and electric baseboard heating. Additional highlights include a BBQ gas line on the balcony, underground parking, and more. Upon entering, you'll be impressed by the open layout, showcasing a stylish kitchen with quartz countertops, stainless steel appliances, ample cabinet space, an elegant backsplash, and a central breakfast island. The kitchen flows seamlessly into the dining area and the sun-soaked living room, creating a perfect space for entertaining. This home offers two spacious bedrooms, including a master suite with a walk-in closet and a private ensuite with a standing shower. The second bedroom is conveniently located next to the shared bathroom. In-unit laundry and extra storage further enhance the convenience of this home. Step outside to the large, private balcony, ideal for enjoying your morning coffee or hosting evening gatherings. The condo also comes with AC rough-in, offering future homeowners the option to easily install air conditioning. Situated in a fantastic community, this home is surrounded by a wealth of amenities, including a Homeowner's Association with a tennis court, schools, parks, Coventry Hills Shopping Centre, VIVO Rec Centre, grocery stores, restaurants, cafés, Home Depot, Superstore, Cineplex, TNT Supermarket, and the North Pointe bus terminal. It's less than 10 minutes to Calgary International Airport and just minutes away from major highways like Deerfoot and Stoney Trail. Don't miss out on this beautiful apartment—book your showing today! And be sure to check out the virtual tour!**

Inclusions: **N/A**
Property Listed By: **TrustPro Realty**

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