

370 HARVEST HILLS Common #101, Calgary T3K 2M8

MLS®#: **A2161813** Area: **Harvest Hills** Listing Date: **08/30/24** List Price: **\$375,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Apartment**
 City/Town: **Calgary**
 Year Built: **2019**
Lot Information
 Lot Sz Ar:
 Lot Shape:

Finished Floor Area
 Abv Sqft: **562**
 Low Sqft:
 Ttl Sqft: **562**

DOM
19
Layout
 Beds: **2 (2)**
 Baths: **2.0 (2 0)**
 Style: **Apartment**
Parking
 Ttl Park: **1**
 Garage Sz:

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

Utilities and Features

Roof:
 Heating: **Baseboard**
 Sewer:
 Ext Feat: **BBQ gas line**
 Construction: **Brick,Wood Frame**
 Flooring: **Carpet,Laminate**
 Water Source:
 Fnd/Bsmt:
 Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Microwave Hood Fan,Refrigerator,Washer**
 Int Feat: **Ceiling Fan(s),Granite Counters,High Ceilings,Kitchen Island,Open Floorplan,Pantry**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	12`2" x 11`1"	Kitchen	Main	14`9" x 8`9"
Bedroom - Primary	Main	12`2" x 9`2"	Bedroom	Main	11`9" x 9`0"
4pc Ensuite bath	Main	0`0" x 0`0"	4pc Bathroom	Main	0`0" x 0`0"

Legal/Tax/Financial

Condo Fee: **\$450** Title: **Fee Simple** Zoning: **M-1**
 Fee Freq:

Monthly

Legal Desc: **1812025**

Remarks

Pub Rmks: **Welcome to this beautiful and modern Apartment featuring 2 Bedrooms, 2 Bathrooms in the vibrant community of Harvest Hills! This unit boasts a spacious open-concept layout with 9-foot ceilings throughout. The well-appointed Kitchen features a large center island (14'9" x 8'9") with eating bar, Granite Countertops, stainless steel appliances, stylish backsplash tiles, a pantry, and ample cabinetry. It seamlessly connects to the sunny East-facing Living room which boasts a ceiling fan and a large glass sliding door that opens to the Patio with gas hookup. The Primary Bedroom offers a 4 pc Ensuite with a double vanity and Granite countertops, along with a sizable walk-in closet. An additional good sized Bedroom, a 4 pc Bath also with Granite countertop, and a Laundry room with storage to complete this unit. This unit includes a Titled Underground parking space and Condo Fees include Water and gas. Embrace the pet-friendly atmosphere, complete with parks, tennis courts, garden beds, and scenic walkways. Conveniently located in Harvest Hills, this home is close to schools, T&T, Sobey's, Superstore, Vivo Fitness and Community Center, cinemas, and a bus terminal. Additionally, it's near Costco and CrossIron Mills shopping centers. Easy Access to Deerfoot Trail, Stoney Trail, and Airport! Don't miss out on this opportunity.**

Inclusions: **All Blinds**
Property Listed By: **Jessica Chan Real Estate & Management Inc.**

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