



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**300 HARVEST HILLS Place #302, Calgary T3K 2P4**

MLS®#: **A2163021**

Area: **Harvest Hills**

Listing Date: **09/06/24**

List Price: **\$390,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Apartment**  
City/Town: **Calgary**  
Year Built: **2020**

Finished Floor Area

Abv Sqft: **968**

Low Sqft:

Ttl Sqft: **968**

Lot Information

Lot Sz Ar:

Lot Shape:

Access:

Lot Feat:

Park Feat:

**Underground**

DOM

**12**

Layout

Beds: **2 (2 )**

Baths: **2.0 (2 0)**

Style: **Apartment**

Parking

Ttl Park: **1**

Garage Sz:

Utilities and Features

Roof: **Baseboard**

Heating: **Baseboard**  
Sewer: **Balcony, BBQ gas line**

Construction: **Brick, Composite Siding**

Flooring: **Vinyl Plank**

Water Source:

Fnd/Bsmt:

Kitchen Appl: **Dishwasher, Dryer, Electric Stove, Microwave, Refrigerator, Washer, Window Coverings**  
Int Feat: **Quartz Counters, Walk-In Closet(s)**

Utilities:

Room Information

Room	Level	Dimensions
<b>Kitchen</b>	<b>Main</b>	<b>10`1" x 7`7"</b>
<b>Dining Room</b>	<b>Main</b>	<b>9`10" x 8`8"</b>
<b>4pc Ensuite bath</b>	<b>Main</b>	<b>8`6" x 8`2"</b>
<b>Bedroom</b>	<b>Main</b>	<b>11`7" x 8`8"</b>

Room	Level	Dimensions
<b>Living Room</b>	<b>Main</b>	<b>9`10" x 9`1"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>13`10" x 12`2"</b>
<b>4pc Bathroom</b>	<b>Main</b>	<b>8`4" x 5`3"</b>

Legal/Tax/Financial

Condo Fee:  
**\$519**

Title:  
**Fee Simple**

Zoning:  
**M-1**

Fee Freq:  
**Monthly**

Legal Desc: **1812025**

Remarks

Pub Rmks: **\*\*\*OPEN HOUSE Sun Sep 22 from 2-4pm\*\*\* Corner unit. Bright and Sunny. Trendy finishes. Wrap around balcony. Amazing views! It is really hard to pick this apartment's best feature! Built by Cedarglen Homes, this 2 bed/2 bath condo is sure to impress! Enjoy open concept living with a large kitchen with crisp white shake style cabinetry, sleek quartz countertops, stainless appliances, a peninsula that easily fits 4 people and views of the courtyard. There is a dedicated dining area that will accommodate a large table with access to the balcony where there is a gas hookup. The large living room divides the two bedrooms for extra privacy. The primary suite is East facing and offers a large walk in closet and spa like ensuite with double sink and walk in shower. The second bedroom is spacious, with a full bath located just outside the door. The entrance to the apartment features a large storage/coat closet and separate laundry area. There is a titled underground parking. This complex is located an easy drive to Deerfoot Trail, the pathways, and shopping. You really need to see this apartment in person to appreciate how light and bright it is! Book your showing today!**

Inclusions:  
Property Listed By: **n/a**  
**Real Estate Professionals Inc.**

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









