



THE
A-TEAM

**RE/MAX
FIRST**

100 HARVEST HILLS Place #201, Calgary T3K 2N4

MLS® #: **A2167558**

Area: **Harvest Hills**

Listing Date: **09/20/24**

List Price: **\$399,000**

Status: **Pending**

County: **Calgary**

Change: **-\$50k, 25-Oct**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **2022**

Lot Information

Lot Sz Ar:
Lot Shape:

Finished Floor Area

Abv Sqft: **974**
Low Sqft:
Ttl Sqft: **974**

DOM

62

Layout

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

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat:

Park Feat:

Underground

Utilities and Features

Roof: **Asphalt**
Heating: **Baseboard**
Sewer:
Ext Feat: **Balcony**

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

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Microwave Hood Fan,Refrigerator,Washer,Window Coverings**
Int Feat: **Breakfast Bar,Ceiling Fan(s),Double Vanity,Kitchen Island,Pantry,Quartz Counters,Walk-In Closet(s)**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Foyer	Main	4' 8" x 9' 8"
Pantry	Main	2' 2" x 1' 11"
Living Room	Main	9' 11" x 9' 1"
4pc Ensuite bath	Main	8' 3" x 8' 0"
4pc Bathroom	Main	8' 0" x 4' 10"

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Kitchen	Main	15' 4" x 9' 4"
Dining Room	Main	9' 2" x 8' 0"
Bedroom - Primary	Main	13' 10" x 12' 3"
Bedroom	Main	11' 9" x 8' 8"
Laundry	Main	5' 9" x 3' 6"

Legal/Tax/Financial

Condo Fee:

Title:

Zoning:

\$519

Fee Simple

M-1

Fee Freq:

Monthly

Legal Desc:

1812025

Remarks

Pub Rmks:

Beautiful corner unit with an EXTRA LARGE (ALMOST 200 SQ FT) L SHAPED BALCONY. This like new 2 bedroom, 2 bathroom condo has a spacious kitchen with a peninsula island, pantry & quartz countertops. The expansive primary suite features a gorgeous ensuite and a large walk in closet. With plenty of large windows, the unit is FILLED WITH NATURAL LIGHT and the luxury vinyl flooring adds to the elegance of this home. Convenient to restaurants, coffee shops, schools and Harvest Hills Crossing Shopping Centre. Viewing is highly recommended - condos in this building seldom come up for sale!

Inclusions:

N/A

Property Listed By:

RE/MAX Landan Real Estate

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







