



THE
A-TEAM

**RE/MAX
FIRST**

370 HARVEST HILLS Common #405, Calgary T3K 2M8

MLS®#: **A2167617**

Area: **Harvest Hills**

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

List Price: **\$399,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential
Apartment**
Sub Type: **Calgary**
City/Town: **Calgary**
Year Built: **2019**

Lot Information

Lot Sz Ar:
Lot Shape:

Finished Floor Area

Abv Sqft: **844**
Low Sqft:
Ttl Sqft: **844**

DOM

28
Layout
Beds: **2 (2)**
Baths: **2.0 (2 0)**
Style: **Apartment**

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat:

Park Feat:

Underground

Utilities and Features

Roof: **Baseboard**

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

Construction: **Brick, Composite Siding, Concrete, Wood Frame**

Flooring: **Ceramic Tile, Vinyl Plank**

Water Source:
Fnd/Bsmt:

Kitchen Appl: **Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer, Window Coverings**
Int Feat: **Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Quartz Counters, Storage, Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Main	15`10" x 13`0"	Living Room	Main	12`3" x 11`1"
Bedroom - Primary	Main	14`3" x 9`3"	Bedroom	Main	14`1" x 9`1"
4pc Ensuite bath	Main	8`4" x 8`3"	4pc Bathroom	Main	7`10" x 4`11"
Walk-In Closet	Main	8`6" x 6`9"			

Legal/Tax/Financial

Condo Fee:
\$451

Title:
Fee Simple

Zoning:
M-1

Fee Freq:
Monthly

Legal Desc: **1812025**

Remarks

Pub Rmks: **Spectacular Top Floor Unit comes with 2 Bedrooms, 2 Bathrooms, Underground Parking, and In-suite Laundry with Storage. This unit is spacious, modern, & has a fabulous open concept layout. The Large Beautiful Kitchen comes with Quartz Countertops, Upgraded Stainless Steel Appliances, Stylish Backsplash, Sleek Cabinets with soft close Drawers, Pantry, & a Huge Island. The Lovely Master Bedroom has an Ensuite Bathroom that includes an oversized Tiled Shower, His & Her Sinks, & a generous size walk-in Closet. Luxuries include: Air Conditioning, 9 foot Ceilings, West facing Balcony with Gas outlet for BBQ, Luxury Vinyl Plank Flooring, Washer & Dryer is Included, Quartz countertops in both Bathrooms, Storage Locker in the Parkade, Secure Bicycle Room, & more. Close to all sorts of amenities such as grocery stores, restaurants , shopping, city transportation, playgrounds, schools, Vivo Rec Centre, Landmark Cinema, Public Library, Deerfoot Trail, Airport and Cross Iron Mills Mall are within 10 minutes drive, and much more. Be sure to click on the 3D Icon to do a virtual walk-through and view the floor plans of this immaculate Unit!**

Inclusions: **TV Bracket in Living Room**
Property Listed By: **RE/MAX House of Real Estate**

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









