



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**360 HARVEST HILLS Way #111, Calgary T3K 2S1**

MLS® #: **A2167895**      Area: **Harvest Hills**      Listing Date: **09/24/24**      List Price: **\$328,000**  
 Status: **Active**      County: **Calgary**      Change: **-\$7k, 18-Nov**      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: **Stall,Titled**

Finished Floor Area

Abv Sqft: **792**  
 Low Sqft:  
 Ttl Sqft: **792**

DOM

**58**  
Layout  
 Beds: **2 (2 )**  
 Baths: **1.0 (1 0)**  
 Style: **Low-Rise(1-4)**

Parking

Ttl Park: **1**  
 Garage Sz:

Utilities and Features

Roof:  
 Heating: **Central**  
 Sewer:  
 Ext Feat: **Lighting,Playground,Tennis Court(s)**

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

Kitchen Appl: **Dishwasher,Electric Stove,Microwave Hood Fan,Refrigerator,Washer/Dryer,Window Coverings**  
 Int Feat: **Elevator,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Quartz Counters,Recessed Lighting,Vinyl Windows,Walk-In Closet(s)**  
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>4pc Bathroom</b>	<b>Main</b>		<b>Bedroom - Primary</b>	<b>Main</b>	<b>12`9" x 9`2"</b>
<b>Bedroom</b>	<b>Main</b>	<b>8`5" x 8`0"</b>			

Legal/Tax/Financial

Condo Fee: **\$309**      Title: **Fee Simple**      Zoning: **M-1**  
 Fee Freq: **Monthly**

Legal Desc: 2211433

Remarks

Pub Rmks: **Fantastic 2 bed, 1 bath apartment. Immaculately designed open concept home. A beautiful home with a grey quartz counter tops through out. Large kitchen island; waterfall quartz counters, that extends the width of the home.. An upgraded appliance package. Spacious living area. Large storage area with in unit laundry. Extremely well kept home. Conveniently located between near the airport and Deerfoot trail. Every amenity available including 2 driving ranges and Country Hills Golf Course. Access to multiple schools including 2 high schools near by. Titled parking. A rare opportunity. You can't find complexes allowing "Short-term" rentals (AirBnB) anymore.**

Inclusions: N/A  
Property Listed By: CIR Realty

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







