



THE
A-TEAM

**RE/MAX
FIRST**

360 HARVEST HILLS Way #320, Calgary T3K2P3

MLS® #: **A2171668**

Area: **Harvest Hills**

Listing Date: **10/12/24**

List Price: **\$458,888**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

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

Finished Floor Area

Abv Sqft: **872**
Low Sqft:
Ttl Sqft: **872**

Lot Information

Lot Sz Ar:
Lot Shape:

DOM

6

Layout

Beds: **2 (2)**
Baths: **1.5 (1 1)**
Style: **Apartment**

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat:

Park Feat:

Outside,Parkade,Parking Pad,RV Access/Parking

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Baseboard**

Sewer:

Ext Feat: **Balcony,BBQ gas line,Courtyard,Garden**

Construction:

Composite Siding,Concrete,Wood Frame

Flooring:

Vinyl

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Built-In Range,Dishwasher,Electric Oven,Garage Control(s),Microwave Hood Fan,Refrigerator,Washer/Dryer

Int Feat:

High Ceilings,Kitchen Island,Pantry

Utilities:

Room Information

| Room | Level | Dimensions | Room | Level | Dimensions |
|-------------------|-------|---------------|------------------|-------|----------------|
| 1pc Bathroom | Main | 8`4" x 5`0" | 4pc Ensuite bath | Main | 10`7" x 4`11" |
| Bedroom - Primary | Main | 10`7" x 11`5" | Bedroom | Main | 10`8" x 12`10" |

Legal/Tax/Financial

Condo Fee:
\$343

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-1

Legal Desc: 2211433

Remarks

Pub Rmks:

This Beautiful Condo with 2bedroom 2bath is located just minutes from the airport. Excellent community with a world full of amenities including the Home Owner's Association featuring a tennis court & schools, parks, Coventry Hill shopping Centre, VIVO Rec Centre, grocery stores, restaurants, cafe's, Home Depot, Superstore, Cineplex, TNT Supermarket, North Pointe bus terminal, under 10 minutes to the Calgary International Airport, and minutes away from 2 major highways including Deerfoot and Stoney Trail. This condo faces Sunrise and Sunset with a magnificent morning and evening view from the balcony. Quiet neighbourhood with beautiful walking path and bike trails behind the building. The bike path takes you all the way to downtown. The condo is walking distance to an exercise park. You will feel right at home in this very spacious 2 Bedrooms, 2 Bathrooms with open floor plan, 9' ceilings, LVP flooring, Low E triple glazed Windows, electric baseboard heating, BBQ gas line on the balcony, underground parking on title and many more. When you enter into the suite you will see gorgeous kitchen with quartz countertops, stainless appliances, plenty of cabinet space, elegant backsplash, and a corner pantry. The washer/Dryer is located in a separate room for comfort and easy use. Book your showing and experience this beautiful location and home. This is a great bonus for any airline workers who work in the airport or fly in and out of the airport. The bus terminal is right in front of the condo.

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







