



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**20 HARVEST ROSE Park #3102, Calgary T3K 4Z1**

MLS® #: **A2177236**

Area: **Harvest Hills**

Listing Date: **11/06/24**

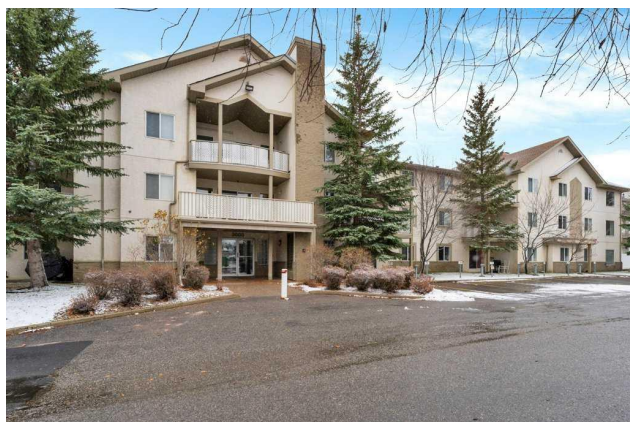
List Price: **\$299,900**

Status: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Apartment**  
City/Town: **Calgary**  
Year Built: **1998**

Lot Information

Lot Sz Ar:  
Lot Shape:

Finished Floor Area

Abv Sqft: **978**  
Low Sqft:  
Ttl Sqft: **978**

DOM

**27**

Layout

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

Parking

Ttl Park: **1**  
Garage Sz:

Access:

Lot Feat:

Park Feat:

**Assigned,Heated Garage,Parkade,Stall,Underground**

Utilities and Features

Roof:  
Heating: **Baseboard,Hot Water,Natural Gas**  
Sewer:  
Ext Feat: **BBQ gas line**

Construction: **Stucco,Wood Frame**  
Flooring: **Hardwood,Tile**  
Water Source:  
Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Electric Stove,Refrigerator,Window Coverings**  
Int Feat: **Breakfast Bar,Ceiling Fan(s),Low Flow Plumbing Fixtures,Open Floorplan,Soaking Tub,Storage**  
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>Foyer</b>	<b>Main</b>	<b>6`7" x 8`7"</b>	<b>Dining Room</b>	<b>Main</b>	<b>13`5" x 11`10"</b>
<b>Kitchen</b>	<b>Main</b>	<b>8`5" x 11`5"</b>	<b>Living Room</b>	<b>Main</b>	<b>12`5" x 15`7"</b>
<b>Storage</b>	<b>Main</b>	<b>4`6" x 2`11"</b>	<b>Bedroom - Primary</b>	<b>Main</b>	<b>14`1" x 11`5"</b>
<b>Bedroom</b>	<b>Main</b>	<b>10`3" x 12`0"</b>	<b>4pc Ensuite bath</b>	<b>Main</b>	

Legal/Tax/Financial

Condo Fee:

Title:

Zoning:

\$524

Fee Simple

M-C1

Fee Freq:

Monthly

Legal Desc: 9812414

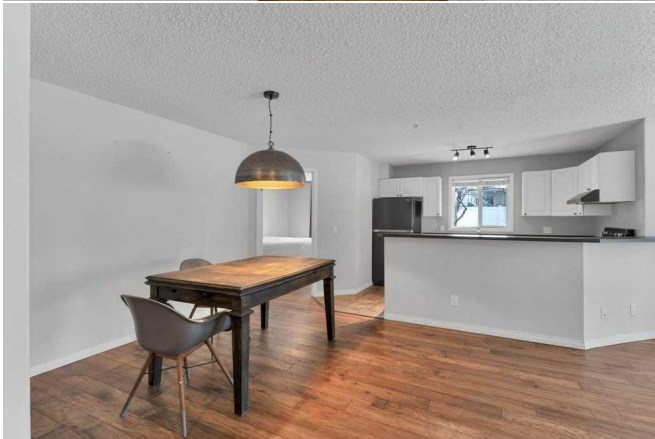
Remarks

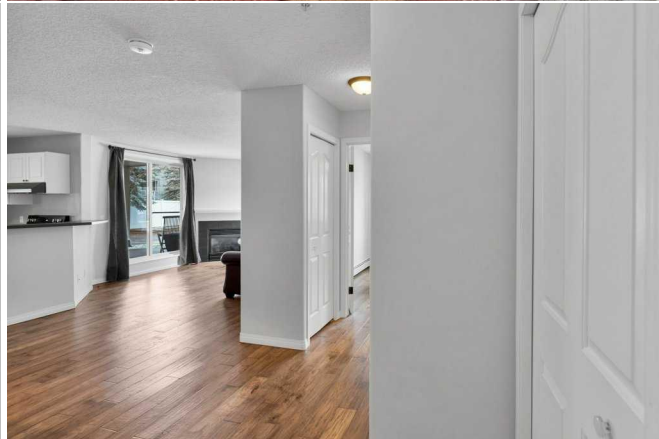
Pub Rmks: **Beautiful ground floor end unit with 2 bedrooms, 2 bathrooms and an expansive patio! The immaculate interior provides an inviting sanctuary with gleaming engineered wide plank hardwood floors and an optimal floor plan with the main living spaces separating the bedrooms for ultimate privacy! Culinary creativity is inspired in the kitchen featuring stainless steel appliances, white cabinetry and a raised breakfast bar on the peninsula island. Designer lighting adorns the adjacent dining room for a casually elegant entertaining space. Relaxation is encouraged in front of the gas fireplace in the living room or proceed through patio sliders to the huge covered patio and enjoy outdoor unwinding time. A gas line entices summer barbeques with friends and family. Retreat at the end of the day to the primary oasis with an updated ceiling fan and dual closets that lead to your updated and private 4-piece ensuite. A second bedroom and another 4-piece bathroom are ideally located on the other side of the unit. In-suite laundry, a storage room off the patio and heated underground parking further add to your comfort and convenience. Located in an amazing neighbourhood within walking distance to schools and numerous parks as well as every amenity is close at hand at either Country Hills Town Centre or Harvest Hills Crossing both offer a variety of shops, services, entertainment and restaurants. Such a great location for this vacant move-in ready home!**

Inclusions: **Key fob**  
Property Listed By: **Royal LePage Solutions**

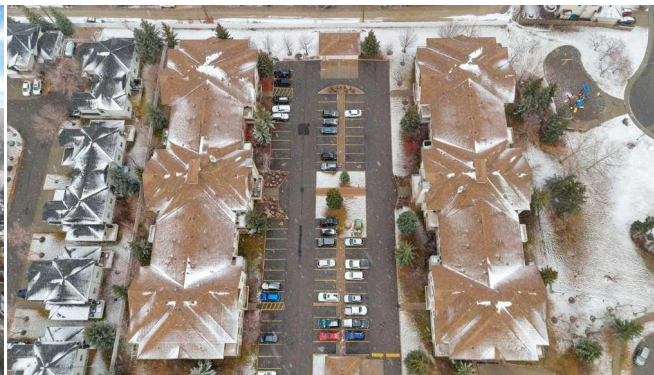
TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123

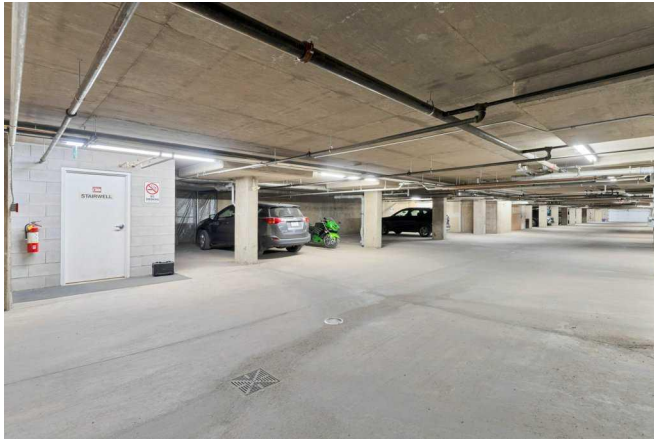












**3102-20 Harvest Rose Park NE, Calgary, AB**

Main Floor  
 Exterior Area 1047.76 sq ft  
 Interior Area 979.42 sq ft  
 Excluded Area 13.23 sq ft



PREPARED: 2024/11/06



White regions are excluded from total floor area in KAUOCE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.