



THE A-TEAM

RE/MAX FIRST

606 HARVEST GROVE Walk, Calgary T3K 2P3

MLS®#: A2177636 Area: Harvest Hills Listing Date: 11/05/24 List Price: \$529,900
Status: Active County: Calgary Change: None Association: Fort McMurray



General Information

Prop Type: Residential
Sub Type: Row/Townhouse
City/Town: Calgary
Year Built: 2020
Lot Information
Lot Sz Ar: 957 sqft
Lot Shape:

Finished Floor Area
Abv Sqft: 1,652
Low Sqft:
Ttl Sqft: 1,652

DOM
16
Layout
Beds: 3 (3)
Baths: 2.5 (2 1)
Style: 3 Storey

Parking
Ttl Park: 2
Garage Sz: 2

Access:
Lot Feat: Fruit Trees/Shrub(s),Front Yard,Low Maintenance Landscape,Interior Lot,Level,Street Lighting,Yard Lights,Views
Park Feat: Concrete Driveway,Double Garage Attached,Garage Faces Rear,Insulated,Side By Side

Utilities and Features

Roof: Asphalt Shingle
Heating: Forced Air,Natural Gas
Sewer:
Ext Feat: Courtyard,Lighting

Construction: Cement Fiber Board,Stone,Wood Frame
Flooring: Carpet,Ceramic Tile,Vinyl Plank
Water Source: Public
Fnd/Bsmt: Poured Concrete

Kitchen Appl: Dishwasher,Dryer,Garage Control(s),Gas Stove,Microwave,Range Hood,Refrigerator,Washer,Window Coverings
Int Feat: Breakfast Bar,Built-in Features,Ceiling Fan(s),Closet Organizers,Double Vanity,Kitchen Island,Open Floorplan,Pantry,Quartz Counters,Recessed Lighting,Storage,Vinyl Windows,Walk-In Closet(s)

Utilities:

Room Information

Table with 6 columns: Room, Level, Dimensions, Room, Level, Dimensions. Lists Living Room, Dining Room, Furnace/Utility Room, 4pc Bathroom, Bedroom - Primary, Kitchen, Laundry, 2pc Bathroom, 4pc Ensuite bath, and Foyer.

**Hobby Room
Bedroom**

**Main
Upper**

**8`7" x 7`5"
8`9" x 8`7"**

Bedroom

Upper

10`7" x 10`2"

Legal/Tax/Financial

Condo Fee:
\$367

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-G

Legal Desc: **1911268**

Remarks

Pub Rmks: ****BELIEVE IT OR NOT!!**AMAZING VALUE AND PRICE**INDOOR PARKING FOR TWO CARS - SIDE BY SIDE** This trendy 3-story townhome is ideally located in the community of Harvest Hills and close to the many amenities - Transit, Parks, and Shopping, pathways, dog parks, and FUN! The ground floor displays a sizeable main entrance with a hobby room, a laundry area with a stacked washer/dryer, storage, and quick access to your garage. The spacious upper main living area includes beautiful engineered luxury vinyl plank flooring, a large living room, a stylish kitchen with quartz counter tops / upgraded chevron tile kitchen backsplash / Shaker style white cabinets & upgraded stainless steel appliances. Including a gas stove with hood fan. A sizeable south-facing outdoor balcony is off the family-approved dining room and offers a covered BBQ area. The upper floor features 3 good-sized bedrooms and 2 full bathrooms. BONUS: The primary bedroom layout features a private en suite with quartz countertops, a 5' shower with a glass door, and dual sinks & big walk-in closet. This trendy townhome with a modern décor palette has everything you need with a functional yet stylish layout. An early 2025 possession date is available! Call your friendly REALTOR(R) to book a viewing!**

Inclusions:
Property Listed By: **N/A
Jayman Realty Inc.**

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





606 HARVEST GROVE WALK NE
 2024-2025 CONSTRUCTION PERIOD: 12/2024 - 06/2025
 MAIN LEVEL (AG): 655.60 Sq Ft / 60.90 m²
 UPPER LEVEL (AG): 713.76 Sq Ft / 66.06 m²
 LOWER LEVEL (AG): 277.36 Sq Ft / 25.77 m²
 GP WHICH 42.78 SQ FT IS UNDEVELOPED
 TOTAL ABOVE GRADE RMS SIZE: 1,452.68 Sq Ft / 133.53 m²









