



THE
A-TEAM

**RE/MAX
FIRST**

200 HARVEST HILLS Place #104, Calgary T3K 2M7

MLS®#: **A2178190**

Area: **Harvest Hills**

Listing Date: **11/14/24**

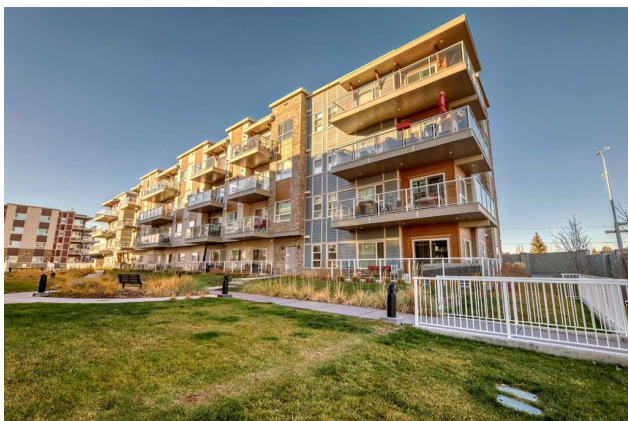
List Price: **\$325,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **2021**

Finished Floor Area

Abv Sqft: **673**
Low Sqft:
Ttl Sqft: **673**

DOM

19
Layout
Beds: **2 (2)**
Baths: **1.0 (1 0)**
Style: **Low-Rise(1-4)**

Lot Information

Lot Sz Ar:
Lot Shape:

Parking

Ttl Park: **2**
Garage Sz: **1**

Access:

Lot Feat:

Park Feat:

Additional Parking,Enclosed,Guest,Heated Garage,See Remarks,Stall,Titled,Underground

Utilities and Features

Roof:
Heating: **Baseboard**
Sewer:
Ext Feat: **BBQ gas line**

Construction: **Brick,Composite Siding,Concrete,Wood Frame**
Flooring: **Vinyl Plank**
Water Source:
Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Microwave Hood Fan,Refrigerator,Washer**
Int Feat: **Built-in Features,Kitchen Island,No Animal Home,No Smoking Home,Stone Counters**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Kitchen	Main	12`6" x 13`4"	Living Room	Main	12`6" x 12`4"
Entrance	Main	5`0" x 3`8"	Bedroom - Primary	Main	11`2" x 9`3"
Bedroom	Main	11`2" x 8`0"	4pc Bathroom	Main	11`1" x 4`1"
Balcony	Main	13`2" x 6`6"			

Legal/Tax/Financial

Condo Fee:
\$398

Title:
Fee Simple

Zoning:
M-1

Legal Desc:

1812025

Fee Freq:
Monthly

Remarks

Pub Rmks:

Welcome to The Rise at the Parks of Harvest Hills! Built by Cedarglen Homes, this immaculate property with 2 bedrooms and 1 bathroom features 2 TITLED PARKING STALLS (1 indoor & 1 outdoor) as well as an additional storage locker. Featuring 9' ceilings, a modern, contemporary design with premium Harmony Coquihalla Canyon vinyl plank flooring, crisp white shaker-style cabinets, sleek New Verona engineered stone countertops and a kitchen featuring a spacious island as well as a suite of stainless appliances. Both the bathroom and laundry area are finished with Ceratec 13 x 13 Capri White floor tile. With no shortage of storage, this unit features an additional custom built-in entertainment center as well as custom built-in desk/workspace. Chill on the private outdoor balcony with natural gas hook up for your BBQ. This beautifully landscaped complex is just a 10-minute drive from the airport and provides easy access to Deerfoot and Stoney Trail. Close to all major amenities such as restaurants, local shops, landmark cinema, parks, playgrounds, tennis courts, and schools. Don't miss out on this exceptional opportunity!

Inclusions:

Property Listed By:

Greater Calgary Real Estate

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

