



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**348 HARVEST ROSE Circle, Calgary T2K 4P6**

MLS®#: **A2181690**

Area: **Harvest Hills**

Listing Date: **11/29/24**

List Price: **\$515,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **1997**

Finished Floor Area

Abv Sqft: **1,015**

Low Sqft:

Ttl Sqft: **1,015**

Lot Information

Lot Sz Ar: **3,100 sqft**

Lot Shape: **Lot sizes were taken from CREB MAPS and reflect the curved width at the front and the slightly longer side yard. The lot is an irregular shaped**

DOM

**22**

Layout

Beds: **3 (3 )**

Baths: **2.0 (2 0)**

Style: **4 Level Split**

Parking

Ttl Park: **4**

Garage Sz: **2**

Access:

Lot Feat: **Back Lane,Back Yard,Irregular Lot,Landscaped,See Remarks**

Park Feat: **Double Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air,Natural Gas**  
Sewer:  
Ext Feat: **None**

Construction: **Vinyl Siding**  
Flooring: **Ceramic Tile,Laminate**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **None**  
Int Feat: **See Remarks**  
Utilities:

## Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Main	10`11" x 9`3"	Living Room	Main	13`0" x 11`11"
Bedroom - Primary	Upper	13`7" x 9`11"	Bedroom	Upper	8`9" x 7`5"
Bedroom	Upper	11`6" x 7`8"	Dining Room	Main	9`8" x 9`1"
Family Room	Basement	22`11" x 18`11"	4pc Bathroom	Upper	0`0" x 0`0"
4pc Ensuite bath	Upper	0`0" x 0`0"			

## Legal/Tax/Financial

Title: **Fee Simple**  
Legal Desc: **9611289**

Zoning: **R-CG**

## Remarks

Pub Rmks: **Your chance to own this nicely situated 4-LEVEL SPLIT DETACHED HOME WITH DOUBLE DETACHED GARAGE. With 3 bedrooms, at least 2 full washrooms (main and ensuite baths), this home offers ample room for a family. UNFORTUNATELY THERE IS NO ACCESS AT THE PRESENT TIME, THIS IS A JUDICIAL SALE AND ALL OFFERS MUST BE SUBJECT TO COURT ACCEPTANCE, POSSESSION TO BE DETERMINED BY THE COURT, PROPERTY IS SOLD "AS-IS, WHERE IS" WITHOUT ANY WARRANTIES OR REPRESENTATIONS, AND SCHEDULE A MUST BE ATTACHED TO ALL OFFERS. Kindly do not walk on the property until access has been granted.**

Inclusions: **N/A**  
Property Listed By: **RE/MAX Real Estate (Central)**

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