

360 HARVEST HILLS Common #105, Calgary T3K 2N1

MLS® #: **A2182717** Area: **Harvest Hills** Listing Date: **12/13/24** List Price: **\$255,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential Apartment**
 Sub Type: **Calgary**
 City/Town: **Calgary**
 Year Built: **2019**
Lot Information
 Lot Sz Ar:
 Lot Shape:

Finished Floor Area
 Abv Sqft: **563**
 Low Sqft:
 Ttl Sqft: **563**

DOM

50
Layout
 Beds: **1 (1)**
 Baths: **1.0 (1 0)**
 Style: **Low-Rise(1-4)**

Parking

Ttl Park: **1**
 Garage Sz:

Access:
 Lot Feat:
 Park Feat: **Stall**

Utilities and Features

Roof: **Tar/Gravel** Construction: **Brick,Cement Fiber Board,Wood Frame,Wood Siding**
 Heating: **Baseboard,Natural Gas** Flooring: **Carpet,Ceramic Tile,Vinyl**
 Sewer: Ext Feat: **Balcony** Water Source: Fnd/Bsmt:
 Kitchen Appl: **Dishwasher,Electric Range,Microwave Hood Fan,Refrigerator,Washer/Dryer,Window Coverings**
 Int Feat: **High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Quartz Counters,Storage**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	13`10" x 10`7"	Kitchen	Main	14`2" x 11`7"
Laundry	Main	8`0" x 7`10"	Walk-In Closet	Main	4`8" x 4`7"
Bedroom - Primary	Main	10`4" x 9`3"	4pc Bathroom	Main	7`11" x 4`11"

Legal/Tax/Financial

Condo Fee: **\$324** Title: **Fee Simple** Zoning: **M-1**

Fee Freq:
Monthly

Legal Desc: **1812025**

Remarks

Pub Rmks: **CONVENIENT LOCATION | PERFECT FOR FIRST-TIME HOMEBUYER & INVESTOR | PERFECT 1 BEDROOM UNIT IN HARVEST HILLS | Welcome to this beautifully maintained one-bedroom, one-bathroom condo in the desirable community of Harvest Hills! This charming unit offers a perfect blend of comfort and convenience, ideal for first-time buyers, those looking to downsize, or your first investment property. Step inside to a bright, open-concept living space with modern finishes which has been well-maintained. The kitchen features well-kept cabinetry, modern appliances, and plenty of counter space for all your cooking needs. The living room is perfect for relaxing or entertaining, and integrates seamlessly to the outdoor balcony. The primary bedroom is a peaceful retreat, with ample closet space and enough room for your furnishings. The adjacent full bathroom is clean, functional, and features modern fixtures. Additional highlights of this condo include in-suite laundry for added convenience, a private balcony for outdoor relaxation, in-suite air conditioning, and well-maintained common areas that enhance the overall living experience. The building is located in a quiet, family-friendly neighborhood with easy access to nearby parks, shopping, dining, and public transit. Only a few minutes away from Country Hills Blvd, Deerfoot Trail, and Stoney Trail for convenience across the city, not to mention the Calgary international airport is only 10 mins away! This turn-key home is a must-see for those looking for a well-maintained property in an established, sought-after location. Don't miss your chance to own this wonderful condo in Harvest Hills!**

Inclusions: **Furnishings are being sold, to be negotiated SEPARATE from pricing of unit.**

Property Listed By: **RE/MAX Real Estate (Mountain View)**

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







