

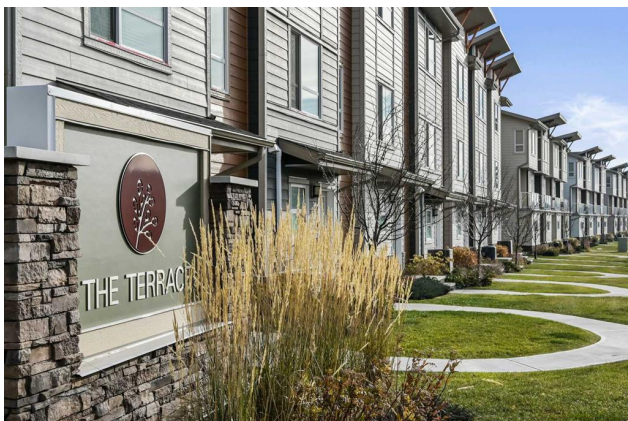


THE
A-TEAM

**RE/MAX
FIRST**

606 HARVEST GROVE Walk, Calgary T3K 2P3

MLS®#: **A2183005** Area: **Harvest Hills** Listing Date: **12/10/24** List Price: **\$519,900**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Row/Townhouse**
 City/Town: **Calgary**
 Year Built: **2019**
Lot Information
 Lot Sz Ar: **957 sqft**
 Lot Shape:

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

DOM

11
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

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living Room	Main	15`2" x 13`4"	Kitchen	Main	13`5" x 12`9"
Dining Room	Upper	10`0" x 8`4"	Laundry	Main	6`7" x 6`1"
Furnace/Utility Room	Lower	8`3" x 3`8"	2pc Bathroom	Second	
4pc Bathroom	Upper		4pc Ensuite bath	Upper	
Bedroom - Primary	Upper	12`0" x 10`10"	Foyer	Main	11`6" x 3`4"

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: ****QUICK POSSESSION - JAN 2025**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
MULTI-FAMILY DEVELOPMENT PROJECT - 30 UNITS ALL
MAIN LEVEL (AG) - 655.60 Sq Ft / 60.90 m²
UPPER LEVEL (AG) - 713.76 Sq Ft / 66.86 m²
LOWER LEVEL (AG) - 277.36 Sq Ft / 25.77 m²
OP WHICH 42.78 SQ FT IS UNDEVELOPED
TOTAL ABOVE GRADE RMR SIZE - 1,646.68 Sq Ft / 153.53 m²





