



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**20 HARVEST ROSE Park #2301, Calgary T3K4Z1**

MLS® #: **A2183302**      Area: **Harvest Hills**      Listing Date: **12/13/24**      List Price: **\$299,900**  
 Status: **Pending**      County: **Calgary**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Apartment**  
 City/Town: **Calgary**  
 Year Built: **1998**

Finished Floor Area  
 Abv Sqft: **967**  
 Low Sqft:  
 Ttl Sqft: **967**

DOM

**8**  
Layout  
 Beds: **2 (2 )**  
 Baths: **2.0 (2 0)**  
 Style: **Low-Rise(1-4)**

Lot Information

Lot Sz Ar:  
 Lot Shape:

Parking  
 Ttl Park: **1**  
 Garage Sz:

Access:  
 Lot Feat:  
 Park Feat: **Assigned,On Street,Stall**

Utilities and Features

Roof: **Asphalt Shingle**      Construction: **Brick,Stucco,Wood Frame**  
 Heating: **Baseboard**      Flooring: **Carpet,Linoleum**  
 Sewer:      Water Source:  
 Ext Feat: **Balcony**      Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Electric Stove,Microwave,Range Hood,Refrigerator,Washer/Dryer**  
 Int Feat: **Breakfast Bar,Elevator,Open Floorplan,Storage,Vinyl Windows**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>4pc Bathroom</b>	<b>Main</b>	<b>5`0" x 7`8"</b>	<b>4pc Ensuite bath</b>	<b>Main</b>	<b>5`0" x 7`3"</b>
<b>Bedroom</b>	<b>Main</b>	<b>10`4" x 12`0"</b>	<b>Dining Room</b>	<b>Main</b>	<b>12`3" x 11`10"</b>
<b>Foyer</b>	<b>Main</b>	<b>6`8" x 8`6"</b>	<b>Kitchen</b>	<b>Main</b>	<b>8`8" x 12`7"</b>
<b>Living Room</b>	<b>Main</b>	<b>12`4" x 15`6"</b>	<b>Bedroom - Primary</b>	<b>Main</b>	<b>14`0" x 11`3"</b>
<b>Storage</b>	<b>Main</b>	<b>4`11" x 6`6"</b>			

Legal/Tax/Financial

Condo Fee: **\$499**      Title: **Fee Simple**      Zoning: **M-C1**  
 Fee Freq: **Monthly**

Legal Desc:

9812412

Remarks

Pub Rmks:

**\*\*\* OPEN HOUSE SUNDAY DECEMBER 15 FROM 12-3PM\*\*\*Welcome to your dream condo in the desirable community of Harvest Hills in Calgary! This beautifully maintained top-floor unit boasts a spacious open-concept layout, perfect for modern living. With two generously sized bedrooms and two well-appointed bathrooms, this home is ideal for anyone seeking comfort and convenience. Step into the bright and airy living space, where natural light floods through large windows, creating a warm and inviting atmosphere. The contemporary kitchen features ample cabinetry and counter space, making it a joy to prepare meals and entertain guests. Enjoy your morning coffee or unwind in the evenings on your private balcony, offering stunning views of the surrounding area. The primary bedroom is a true retreat, complete with an ensuite bathroom for added privacy. The second bedroom is perfect for guests, a home office, or a growing family. Additional highlights include in-suite laundry, secure building access, and well-maintained common areas. Located in the vibrant Harvest Hills community, you'll have easy access to parks, walking paths, shopping, and dining. With quick access to major roadways, commuting is a breeze. Don't miss the opportunity to make this exquisite condo your new home! Schedule a showing today and experience all that this fantastic property has to offer.**

Inclusions:

N/A

Property Listed By:

CIR Realty

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

















