



THE
A-TEAM

**RE/MAX
FIRST**

7 HARVEST GOLD Manor #105, Calgary T3K 4Y3

MLS® #: **A2183678**

Area: **Harvest Hills**

Listing Date: **12/17/24**

List Price: **\$299,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

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

Lot Information

Lot Sz Ar:
Lot Shape:

Access:

Lot Feat:

Park Feat:

Finished Floor Area
Abv Sqft: **878**
Low Sqft:
Ttl Sqft: **878**

Heated Garage,Stall,Underground

DOM

4

Layout

Beds: **2 (2)**
Baths: **2.0 (2 0)**
Style: **Apartment**

Parking

Ttl Park: **1**
Garage Sz:

Utilities and Features

Roof:
Heating: **Baseboard**
Sewer:
Ext Feat: **Balcony**

Construction: **Wood Frame**
Flooring: **Vinyl Plank**
Water Source:
Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Electric Stove,Microwave,Range Hood,Refrigerator,Washer/Dryer Stacked**
Int Feat: **Ceiling Fan(s),Laminate Counters,Natural Woodwork,Track Lighting,Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	11`5" x 9`9"	Kitchen	Main	9`4" x 9`2"
Dining Room	Main	9`1" x 8`7"	Laundry	Main	4`1" x 3`6"
Foyer	Main	4`2" x 3`4"	Walk-In Closet	Main	7`7" x 5`1"
Bedroom - Primary	Main	11`11" x 9`11"	Bedroom	Main	9`1" x 8`11"
3pc Ensuite bath	Main	8`7" x 5`0"	4pc Bathroom	Main	7`6" x 4`11"

Legal/Tax/Financial

Condo Fee:

Title:

Zoning:

\$583

Fee Simple

M-C1

Fee Freq:

Monthly

Legal Desc: 9813211

Remarks

Pub Rmks: **Welcome to this charming 2-bedroom, 2-bathroom condo in the family-friendly, pet-friendly community of Harvest Hills. This ground-level unit offers convenience and comfort, with an ideal layout that includes a comfortable living room, gas fireplace and a bright kitchen. The master bedroom features its own ensuite bathroom, while the second bedroom is perfect for guests or a home office. Whether you're looking to refresh the space with modern finishes or fully renovate, this is the perfect canvas for your ideas. Situated in the desirable Harvest Hills neighborhood, you'll enjoy easy access to a variety of amenities. Just minutes away, there's Harvest Hills Golf Course for golf enthusiasts and plenty of nearby green spaces for outdoor activities. Shopping is a breeze with the Harvest Hills Crossing shopping center offering grocery stores, restaurants, and other essential services. For those who love outdoor adventures, nearby Nose Hill Park provides scenic walking trails and open spaces. Commuting is simple with quick access to Deerfoot Trail, and public transportation is easily accessible, making this home ideal for both first-time buyers, investors or anyone looking to downsize in a fantastic community. Don't miss out - book your showing today!**

Inclusions: n/a
Property Listed By: Century 21 Masters

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







