



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**100 HARVEST HILLS Place #303, Calgary T3K 2N4**

MLS® #: **A2183927**

Area: **Harvest Hills**

Listing Date: **12/18/24**

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: **2022**

Finished Floor Area

Abv Sqft: **576**  
Low Sqft:  
Ttl Sqft: **576**

DOM

**3**  
Layout  
Beds: **2 (2 )**  
Baths: **1.0 (1 0)**  
Style: **Low-Rise(1-4)**

Lot Information

Lot Sz Ar:  
Lot Shape:

Parking

Ttl Park: **1**  
Garage Sz:

Access:

Lot Feat:

Park Feat:

**Heated Garage,Stall,Underground**

Utilities and Features

Roof: **Membrane**

Heating: **Baseboard,Hot Water,Natural Gas**

Sewer:

Ext Feat: **Balcony**

Construction:

**Brick,Cement Fiber Board**

Flooring:

**Ceramic Tile,Vinyl Plank**

Water Source:

Fnd/Bsmt:

**Poured Concrete**

Kitchen Appl:

**Dishwasher,Electric Stove,Microwave Hood Fan,Refrigerator,Wall/Window Air Conditioner,Washer/Dryer Stacked,Window Coverings**

Int Feat:

**Breakfast Bar,High Ceilings,No Animal Home,No Smoking Home,Open Floorplan,Recessed Lighting,Stone Counters**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>4pc Bathroom</b>	<b>Main</b>	<b>8`3" x 4`10"</b>	<b>Bedroom</b>	<b>Main</b>	<b>9`1" x 10`2"</b>
<b>Kitchen</b>	<b>Main</b>	<b>10`6" x 10`6"</b>	<b>Living Room</b>	<b>Main</b>	<b>10`6" x 13`1"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>9`1" x 13`10"</b>			

Legal/Tax/Financial

Condo Fee:  
**\$324**

Title:  
**Fee Simple**  
Fee Freq:  
**Monthly**

Zoning:  
**M-1**

Legal Desc: **1812025**

Remarks

Pub Rmks: **WELCOME TO THE RISE IN HARVEST HILLS. BUILT BY "BUILDER OF CHOICE" WINNER CEDARGLEN LIVING, 5 YEARS RUNNING! Your jaw will drop as soon as you enter this awe-inspiring unit, decked out with notable upgrades throughout. The kitchen is well thought out and features, sleek cabinetry to the ceiling, stainless steel appliances, quartz counter-tops, large island with flush breakfast bar and so much more. Follow the LVP flooring into the living area w/9' ceilings and access to your private balcony with PANORAMIC VIEWS (peek-a-boo downtown views). The primary bedroom is inviting with closet and a bright window. 2nd bedroom and 4pc bath are close by, perfect for an office/guest room. The expansive laundry and storage room is perfect for all your extra belongings. This gorgeous home comes with 1 titled UNDERGROUND parking stall and there are many visitor stalls and street parking for all your guests. Pet and rental friendly building. HIGHLIGHTS INCLUDE, air-conditioning, LVP and tile flooring throughout (NO CARPET), full size washer/dryer, beautiful cabinetry and of course the VIEWS are what sets this unit apart from the rest. This is a must see, VIRTUAL TOUR AVAILABLE!**

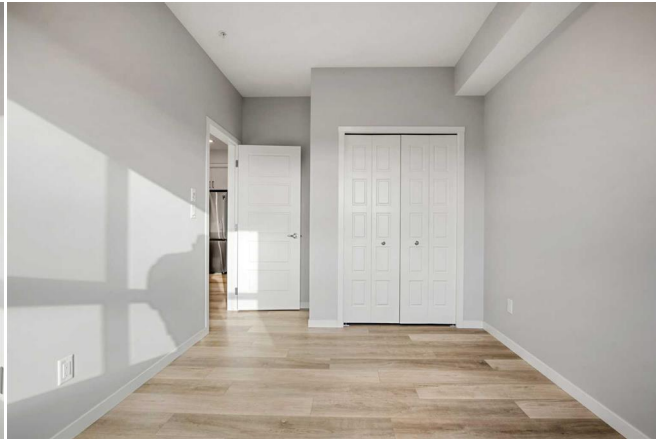
Inclusions:  
Property Listed By: **N/A  
Real Broker**

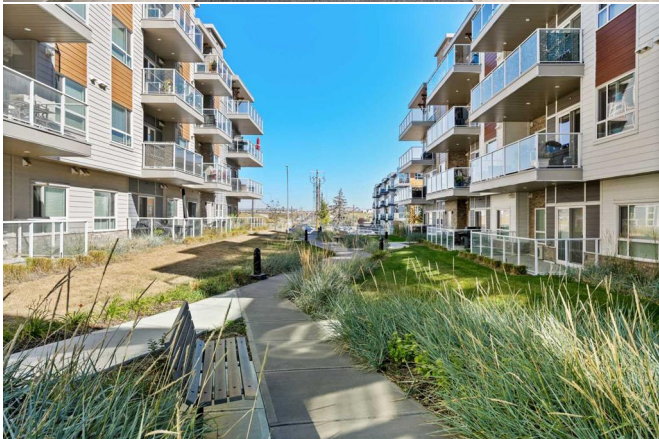
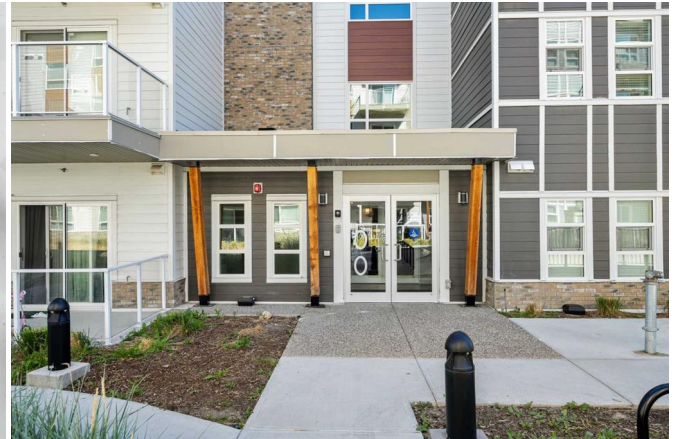
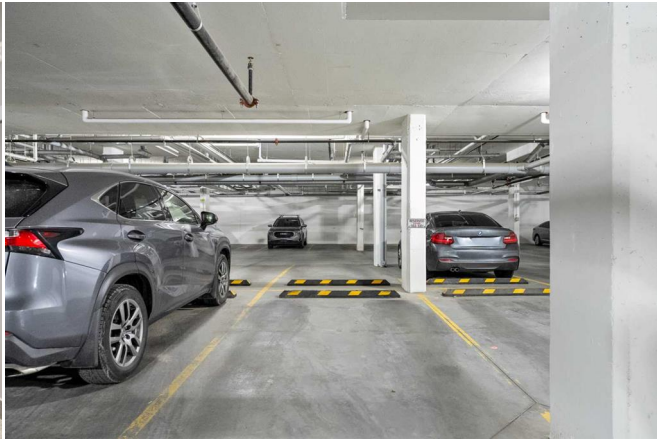
**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**

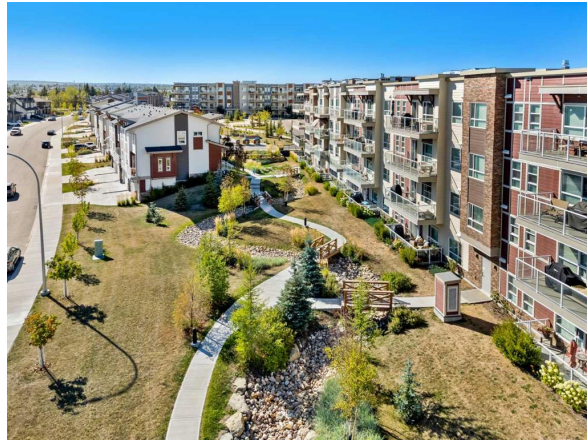












303-100 Harvest Hills Pl NE, Calgary, AB

Main Floor Interior Area 576.65 sq ft



PREPARED: 20241213



While regions are excluded from total floor area in GDSDE, floor plans. All room dimensions and floor areas must be considered appropriate and are subject to independent verification.