



THE
A-TEAM

**RE/MAX
FIRST**

622 HARVEST GROVE Walk, Calgary T3K 2P3

MLS®#: **A2184233**

Area: **Harvest Hills**

Listing Date: **12/20/24**

List Price: **\$515,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Row/Townhouse**
City/Town: **Calgary**
Year Built: **2020**

Lot Information

Lot Sz Ar: **1,213 sqft**
Lot Shape:

Finished Floor Area
Abv Sqft: **1,670**
Low Sqft:
Ttl Sqft: **1,670**

DOM

1
Layout
Beds: **3 (3)**
Baths: **2.5 (2 1)**
Style: **3 Storey**

Parking

Ttl Park: **2**
Garage Sz: **2**

Access:

Lot Feat: **Backs on to Park/Green Space, Corner Lot, Fruit Trees/Shrub(s), Lawn, Garden, Low Maintenance Landscape, Landscaped, Street Lighting, Underground Sprinklers, Rectangular Lot**
Park Feat: **Double Garage Attached, Garage Door Opener**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Central, Forced Air, Natural Gas**
Sewer:
Ext Feat: **Balcony, BBQ gas line**

Construction: **Cement Fiber Board, Stone, Wood Frame**
Flooring: **Carpet, Laminate, Tile**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Central Air Conditioner, Dishwasher, Electric Range, Humidifier, Microwave Hood Fan, Refrigerator, Washer/Dryer**
Int Feat: **Double Vanity, Granite Counters, Kitchen Island, Open Floorplan, Pantry, Vinyl Windows, Walk-In Closet(s)**
Utilities:

Room Information

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

Legal/Tax/Financial

Condo Fee:
\$385

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-G d80

Legal Desc: **1911268**

Remarks

Pub Rmks: **Discover the perfect blend of modern living and neighborhood charm in this stunning 3-story end-unit townhome located in the established community of Harvest Hills. Boasting over 1600 Sq. Ft. of thoughtfully designed space, this home features three spacious bedrooms, including a relaxing primary suite, 2.5 baths, and an open-concept layout that's perfect for both everyday living and entertaining. As an end unit, the property enjoys an abundance of natural light streaming through large windows on three sides, creating a warm and inviting atmosphere. The attached double car garage provides secure parking and extra storage, while the contemporary finishes throughout add a touch of style and sophistication. Situated in a vibrant community close to parks, schools, shopping, and dining, this home offers the ideal combination of convenience and comfort. Don't miss the chance to make this exceptional townhome your own—schedule a private showing today!**

Inclusions:
Property Listed By: **Floating Shelves
eXp Realty**

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





