



THE
A-TEAM

**RE/MAX
FIRST**

7 HARVEST GOLD Manor #110, Calgary T3K 4Y3

MLS® #: **A2187528** Area: **Harvest Hills** Listing Date: **01/15/25** List Price: **\$309,900**
 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:

Assigned,Garage Door Opener,Gated,Parkade

Finished Floor Area

Abv Sqft: **945**
 Low Sqft:
 Ttl Sqft: **945**

DOM

17
Layout
 Beds: **2 (2)**
 Baths: **2.0 (2 0)**
 Style: **Apartment**

Parking

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

Utilities and Features

Roof:
 Heating: **Baseboard**
 Sewer:
 Ext Feat: **Balcony,BBQ gas line**

Construction: **Wood Frame**
 Flooring: **Carpet,Ceramic Tile**
 Water Source:
 Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Electric Stove,Range Hood,Refrigerator,Washer/Dryer,Window Coverings**
 Int Feat: **Breakfast Bar,Closet Organizers,Laminate Counters,No Animal Home,No Smoking Home,Open Floorplan,Storage,Vinyl Windows,Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	15`7" x 15`4"	Dining Room	Main	13`2" x 9`5"
Kitchen	Main	9`8" x 10`10"	Bedroom - Primary	Main	10`9" x 13`0"
Bedroom	Main	9`11" x 8`11"	4pc Bathroom	Main	
3pc Ensuite bath	Main				

Legal/Tax/Financial

Condo Fee: **\$629** Title: **Fee Simple** Zoning: **M-C1**

Fee Freq:
Monthly

Legal Desc: **9813211**

Remarks

Pub Rmks: **Bright Corner Condo in a pet friendly building. You'll love this two bedroom and two bathroom 945 sq ft condo with underground parking, perfectly located in the desirable neighborhood of Harvest Hills. This open concept features a spacious living room with three windows and French door to your patio where you can enjoy your coffee in the morning sun. The gas fireplace is sure to please on those cool winter nights. The spacious kitchen has plenty of cabinets and the sink below the east facing window. The master bedroom features a walk-through closet leading to your private three piece bathroom. The additional bedroom can also be used as a flex room or office. There is also another four piece bath, as well as a storage room, in suite laundry and front hall closet. The underground parking stall has quick access via the stairs right beside the unit entrance and is an end stall (#39). All this in an amazing location, close to grocery stores (T&T, Superstore), Pharmacies, Gas Stations, Banks, Movie Theater and various other shops and services. Great access to Stoney and Deerfoot Trails, minutes to the Airport and BRT Bus route into downtown stops right across the street.**

Inclusions:
Property Listed By: **Ceiling Fan
RE/MAX Landan Real Estate**

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







