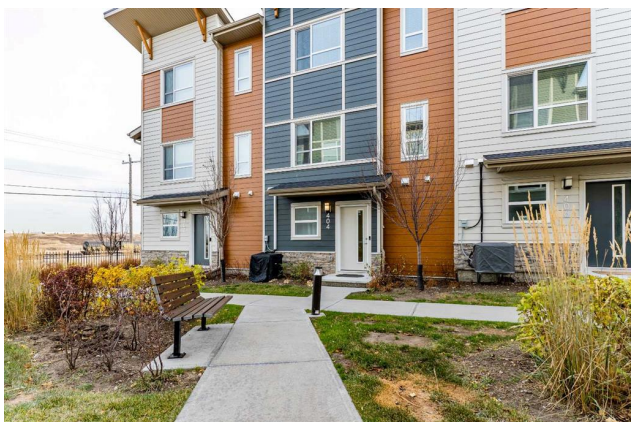




404 HARVEST GROVE , Calgary T3K 2P3

MLS®#: **A2187922** Area: **Harvest Hills** Listing Date: **01/15/25** List Price: **\$520,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Row/Townhouse**
 City/Town: **Calgary**
 Year Built: **2019**
Lot Information
 Lot Sz Ar: **1,001 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,616**
 Low Sqft:
 Ttl Sqft: **1,616**

DOM

17
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **3 Storey**

Parking

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

Access:

Lot Feat: **Rectangular Lot**
 Park Feat: **Double Garage Attached, Garage Faces Rear, Side By Side**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air, Natural Gas**
 Sewer:
 Ext Feat: **Balcony, Basketball Court, Courtyard**

Construction: **Composite Siding, Stone, Wood Frame**
 Flooring: **Carpet, Tile, Vinyl Plank**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Central Air Conditioner, Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer**
 Int Feat: **Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Storage, Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Den	Main	8`2" x 7`3"	Laundry	Main	6`7" x 6`0"
Furnace/Utility Room	Main	8`3" x 3`9"	2pc Bathroom	Second	5`5" x 4`7"
Dining Room	Second	10`0" x 8`4"	Kitchen	Second	13`6" x 14`8"
Living Room	Second	19`1" x 13`2"	4pc Bathroom	Third	10`1" x 4`10"
4pc Ensuite bath	Third	11`4" x 4`10"	Bedroom	Third	10`2" x 13`0"
Bedroom	Third	8`5" x 9`1"	Bedroom - Primary	Third	15`1" x 12`7"

Legal/Tax/Financial

Condo Fee:
\$367

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-G

Legal Desc: **1911268**

Remarks

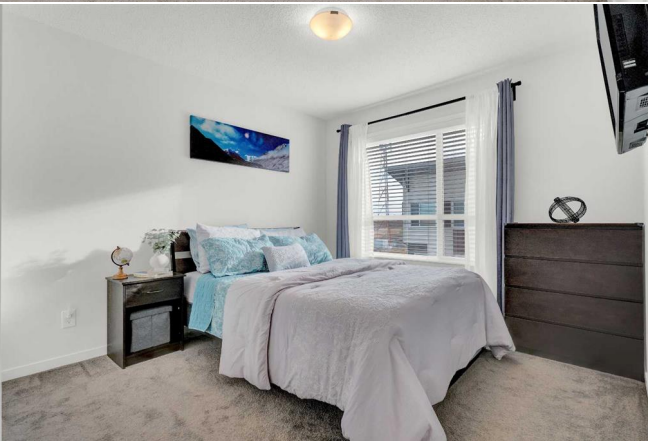
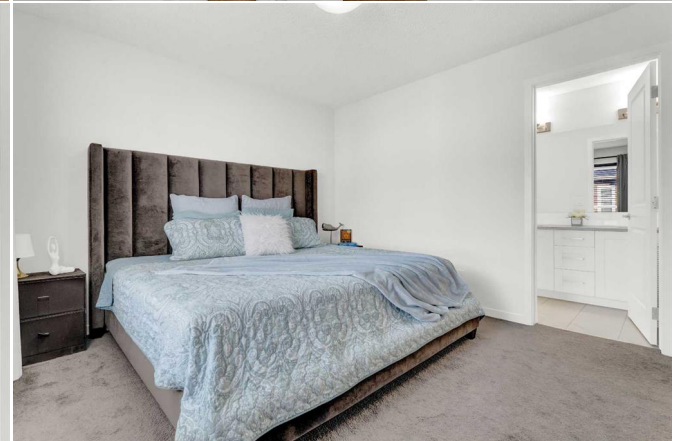
Pub Rmks: **3 BEDS + DEN, 2.5 BATHS INCLUDING ENSUITE, 1600+ SQFT WITH DOUBLE ATTACHED GARAGE, EXTENSIVELY UPGRADED with CENTRAL AIR CONDITIONING, LOW CONDO FEE! The current owners have meticulously maintained the home creating a warm and inviting atmosphere making it truly move-in ready! On the main level, a spacious flex room with a large window offers the perfect space for a home office or cozy den, complemented by a convenient mudroom leading to the double attached garage and a laundry room with side-by-side washer and dryer plus plenty of storage to keep things tidy. The open-concept second level is designed for both relaxation and entertaining, featuring a bright and spacious living area and a chef's kitchen complete with quartz countertops, a modern backsplash, an extra large centre island with an eating bar, stainless steel appliances, ample cabinetry and pantry storage. The adjacent dining area opens onto a private balcony, ideal for enjoying morning coffee, evening sunsets, or gatherings with friends. A sleek powder room completes this level. Upstairs, the primary suite offers a true retreat with a spacious walk-in closet and a spa-like ensuite featuring a double vanity and walk-in shower. Two additional bedrooms and a stylish 4-piece bath provide comfort and flexibility for family or guests. This home also features luxury vinyl plank flooring, soaring 9-foot ceilings, custom blinds, energy-efficient windows, and elegant lighting throughout offering a harmonious blend of comfort and modern living, enhanced by its prime location. Nestled in the serene community of "The Terrace" in Harvest Hills, it is minutes from a range of amenities, including restaurants, the VIVO recreation center, grocery stores, T&T Supermarket, schools, and golf courses, with quick access to Deerfoot Trail for easy commute to the airport, to the north, downtown, south or beyond. This townhome is a must-see gem!**

Inclusions:
Property Listed By: **Window Blinds (Curtains not included)**
CIR Realty

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









404 Harvest Grove Walk NE, Calgary, AB

Main Floor
 Exterior Area 233.09 sq ft
 Interior Area 214.16 sq ft
 Excluded Area 425.32 sq ft



0 3 6 ft
 PREPARED: 2024/11/14

White regions are excluded from total floor area in CLUCI floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

404 Harvest Grove Walk NE, Calgary, AB

1st Floor
 Exterior Area 683.37 sq ft
 Interior Area 593.01 sq ft



0 3 6 ft
 PREPARED: 2024/11/14

White regions are excluded from total floor area in CLUCI floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

404 Harvest Grove Walk NE, Calgary, AB

2nd Floor Exterior Area 711.78 sq ft
Interior Area 692.57 sq ft



PREPARED: 2024/1/14



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