



THE
A-TEAM

**RE/MAX
FIRST**

300 HARVEST HILLS Place #113, Calgary T3K 2P4

MLS®#: **A2195441** Area: **Harvest Hills** Listing Date: **02/20/25** List Price: **\$279,900**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

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

Lot Information

Lot Sz Ar:
 Lot Shape:
 Access:
 Lot Feat:
 Park Feat: **Stall, Titled**

Finished Floor Area

Abv Sqft: **562**
 Low Sqft:
 Ttl Sqft: **562**

DOM

2
Layout
 Beds: **1 (1)**
 Baths: **1.0 (1 0)**
 Style: **Apartment**

Parking

Ttl Park: **1**
 Garage Sz:

Utilities and Features

Roof:
 Heating: **Baseboard, Natural Gas**
 Sewer:
 Ext Feat: **Private Entrance**
 Construction: **Cement Fiber Board, Wood Frame**
 Flooring: **Carpet, Vinyl Plank**
 Water Source:
 Fnd/Bsmt:
 Kitchen Appl: **Dishwasher, Dryer, Electric Range, Microwave Hood Fan, Refrigerator, Washer, Window Coverings**
 Int Feat: **Ceiling Fan(s), Elevator, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Storage**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
4pc Bathroom	Main	8`2" x 5`1"	Bedroom - Primary	Main	9`1" x 10`4"
Kitchen	Main	11`7" x 14`3"	Laundry	Main	8`0" x 7`11"
Living Room	Main	10`8" x 13`9"			

Legal/Tax/Financial

Condo Fee: **\$324** Title: **Fee Simple** Zoning: **M-1**
 Fee Freq:

Monthly

Legal Desc: 1812025

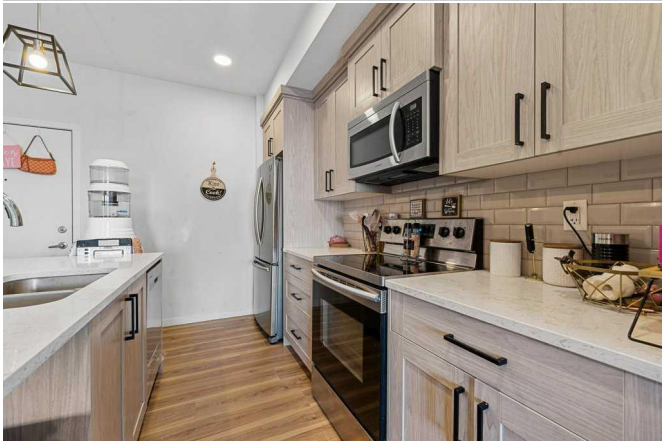
Remarks

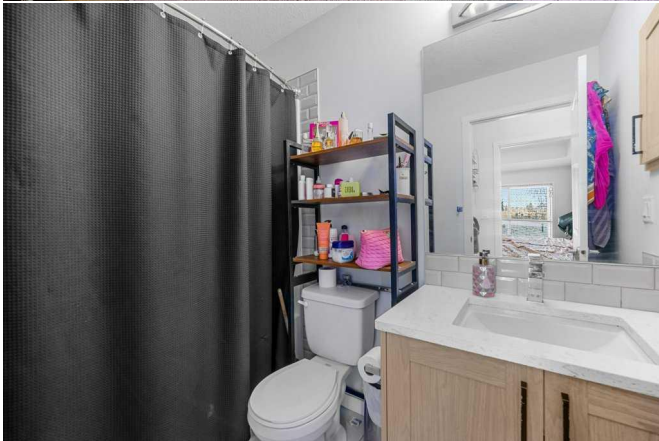
Pub Rmks: **Welcome to Harvest Hills Place, and this beautifully designed one-bedroom, one-bathroom main-floor unit. With 9-foot ceilings and an open-concept layout, this home offers a bright and inviting living space perfect for modern living. The contemporary kitchen features stainless steel appliances, ample cabinetry, and a sleek quartz countertops. Adjacent to the kitchen, the dedicated dining area provides the perfect space for entertaining. Enjoy luxury vinyl plank flooring throughout, with plush carpeting in the bedroom for added comfort. The spacious living room accommodates a variety of furniture layouts. The generously sized bedroom boasts a large closet and easy access to the 4-piece bathroom, complete with quartz countertops. Additional features include in-suite laundry and ample storage space. Step outside onto your private patio, which offers direct access to scenic walking paths, a charming pedestrian bridge, and beautifully landscaped dry beds. It is also very easy to access through the patio doors for ease when moving. This pet-friendly building (with Board Approval) is ideally situated close to parks, schools, shopping, playgrounds, and major roadways, ensuring a seamless commute. With low condo fees of just \$324.22 per month and an above-ground titled parking stall, this home is an excellent opportunity for first-time buyers, downsizers, or investors. Don't miss out on this fantastic opportunity!**

Inclusions: **TV and Mounts.**
Property Listed By: **eXp Realty**

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







113-300 Harvest Hills Pl NE, Calgary, AB

Main Floor - Interior Area 302.44 sq ft



PREPARED: 2025/01/11



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