



THE
A-TEAM

**RE/MAX
FIRST**

360 HARVEST HILLS Way #101, Calgary T3K 2S1

MLS® #: **A2200761**

Area: **Harvest Hills**

Listing Date: **03/09/25**

List Price: **\$479,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **2022**

Lot Information

Lot Sz Ar:
Lot Shape:

Finished Floor Area

Abv Sqft: **1,272**
Low Sqft:
Ttl Sqft: **1,272**

DOM

5

Layout

Beds: **3 (3)**
Baths: **2.0 (2 0)**
Style: **Apartment-Single Level Unit**

Parking

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

Access:

Lot Feat:

Park Feat: **Heated Garage,Titled,Underground**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Baseboard**
Sewer:
Ext Feat: **Balcony,BBQ gas line,Lighting,Playground,Storage**

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

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Microwave Hood Fan,Refrigerator,Washer,Window Coverings**
Int Feat: **Breakfast Bar,Kitchen Island,No Animal Home,Open Floorplan,Quartz Counters,Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	16`6" x 14`4"
Dining Room	Main	14`7" x 9`1"
Bedroom	Main	11`2" x 9`5"
4pc Bathroom	Main	10`0" x 4`11"
Walk-In Closet	Main	5`0" x 8`4"

Room	Level	Dimensions
Kitchen	Main	14`7" x 9`1"
Bedroom - Primary	Main	12`4" x 12`3"
Bedroom	Main	11`2" x 10`3"
4pc Ensuite bath	Main	8`4" x 8`6"
Balcony	Main	13`2" x 31`10"

Legal/Tax/Financial

Condo Fee:
\$495

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-1

Legal Desc: **2211433**

Remarks

Pub Rmks: **Welcome to this wonderful LARGEST three-bedroom corner unit in Pinnacle Harvest Hills. Built in 2022. 1272 SQF of modern spacious living spaces, complemented by 2 full baths and a delightful HUGE balcony. As you enter the suite, you'll be embraced by its open-concept layout, fostering a seamless flow between the living, dining, and kitchen areas -ideal for both entertaining and daily life. The 9-foot ceilings enhance the sense of space, bathed in abundant natural light with extra & large windows throughout. Upgraded laminate flooring throughout the house that exudes a modern charm. Spandex knockdown ceiling. Culinary adventures await in the functional kitchen, equipped with a HUGE kitchen island, quartz countertop, stainless steel appliances, ample cabinet space and large breakfast bar that seated for 5-6 people. The dinning nook opens to the HUGE patio with gas line hook up for BBQ, the perfect setting for a joyful morning coffee or sunny BBQ gatherings with friends and family. The primary bedroom features a walk-in closet and a 4-piece ensuite bath, also adorned with an upgraded quartz countertop. The additional two other bedrooms, strategically positioned on the same sides of the living areas, each offer access to the main full bathroom, ensuring utmost convenience. Beyond these comforts, the central AIR CONDITIONING will keep you cool in any hot summer days. This unit includes an in-suite laundry room, one underground titled parking stall, an assigned storage locker room, and a large locker room for bikes storage. Its excellent location is a stone's throw from all amenities, within short distance to transit, shopping mall, banks, restaurants, school, walking paths & green space. A mere few minutes' drive will take you to all major road and airport. This is truly one of the nicest & largest unit in the building, and it is Exceptional well kept and proud of ownership.**

Inclusions:
Property Listed By: **N/A**
TREC The Real Estate Company

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







