

63 HARVEST GLEN Heights, Calgary T3K4L3

MLS®#: **A2201183** Area: **Harvest Hills** Listing Date: **03/13/25** List Price: **\$413,900**
 Status: **Active** County: **Calgary** Change: **-\$1k, 02-Apr** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Row/Townhouse**
 City/Town: **Calgary** Finished Floor Area
 Year Built: **1994** Abv Sqft: **1,131**
 Lot Information
 Lot Sz Ar: **1,494 sqft** Low Sqft:
 Lot Shape: Ttl Sqft: **1,131**

DOM

23
Layout
 Beds: **3 (3)**
 Baths: **1.5 (1 1)**
 Style: **2 Storey**

Parking

Ttl Park: **2**
 Garage Sz: **1**

Access:
 Lot Feat: **Back Yard,Cul-De-Sac,Garden,Landscaped**
 Park Feat: **Single Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Brick,Vinyl Siding,Wood Frame**
 Heating: **Fireplace(s),Forced Air,Natural Gas** Flooring: **Carpet,Hardwood,Laminate,Vinyl**
 Sewer: Ext Feat: **None** Water Source:
 Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Garage Control(s),Microwave,Range Hood,Refrigerator,Washer,Window Coverings**
 Int Feat: **No Animal Home,No Smoking Home,Open Floorplan,See Remarks**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	17`2" x 9`2"	Kitchen	Main	7`11" x 7`8"
Dining Room	Main	9`2" x 5`7"	Foyer	Main	10`6" x 3`11"
2pc Bathroom	Main	4`11" x 4`7"	Bedroom - Primary	Second	17`2" x 11`8"
Bedroom	Second	8`7" x 8`5"	Bedroom	Second	8`7" x 8`4"
4pc Bathroom	Second	7`2" x 4`11"	Walk-In Closet	Second	6`5" x 6`4"
Game Room	Basement	15`4" x 11`7"	Flex Space	Basement	9`6" x 3`6"

Legal/Tax/Financial

Condo Fee:
\$433

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-CG

Legal Desc: **9410542**

Remarks

Pub Rmks: *****OPEN HOUSE, SUNDAY, APRIL 6, 12-3PM***Welcome to this lovely, 3 bedroom, 2 bath townhome in an incredible location. This QUIET NEIGHBOURHOOD in Harvest Hills is a perfect location with easy access to all major roadways, the airport, shopping, restaurants, library, golfing, movie theatre, recreation centre and so much more. With multiple schools, parks and playgrounds in the area this is an ideal starter home for a young family. With the partially finished basement, you are looking at over 1,500 SqFt of usable living space and you also have a single attached garage, plus a parking spot on the front driveway. The main floor is super functional with a bright and sunny, open concept, large living/dining and kitchen space. The dining area is complete with a practical built-in coffee bar and extra shelving, the kitchen has stainless steel appliances and you can enjoy the cozy gas fireplace on those cold winter nights. There is also a private, sunny backyard area complete with a concrete patio and a planter box for your gardening needs and a giant tree to provide some shade for those hot summer days. Upstairs you will find a **GENEROUS PRIMARY BEDROOM** with a good sized walk-in closet, two more decent sized bedrooms and a 4 piece main bath. The partially finished basement has a convenient recreation room that can function as an office or a home gym, lots of storage space and there is also a kids' playroom with a built in play kitchen (a must see). Over the years there have been some updates like the hardwood and laminate flooring upstairs, newer carpet on the stairs, hot water tank, brand new washing machine and most importantly, the plumbing has been **FULLY REPLACED** so there is **NO MORE POLY-B** in the home! Don't wait, call your favourite realtor now to arrange a viewing of this great home.**

Inclusions:
Property Listed By: **TV wall mount above fireplace
eXp Realty**

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







