



THE
A-TEAM

**RE/MAX
FIRST**

360 HARVEST HILLS Way #203, Calgary T3K 2S1

MLS® #: **A2201876** Area: **Harvest Hills** Listing Date: **03/12/25** List Price: **\$399,900**
 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:

Access:
 Lot Feat:
 Park Feat:

Underground

Finished Floor Area

Abv Sqft: **862**
 Low Sqft:
 Ttl Sqft: **862**

DOM

24

Layout

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

Parking

Ttl Park: **1**
 Garage Sz:

Utilities and Features

Roof:
 Heating: **Forced Air**
 Sewer:
 Ext Feat: **Balcony, Playground**

Construction: **Composite Siding, Concrete, Stone, Wood Frame**
 Flooring: **Laminate**
 Water Source:
 Fnd/Bsmt:

Kitchen Appl: **Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer**
 Int Feat: **See Remarks, Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
			Legal/Tax/Financial		

Condo Fee: **\$338**
 Title: **Fee Simple**
 Fee Freq: **Monthly**

Zoning: **M-1**

Legal Desc: **2211433**

Remarks

Pub Rmks:

Excellent TURNKEY INVESTMENT opportunity rented for \$2200/MONTH! LOW CONDO FEES | 2022 BUILT | UNDERGROUND PARKING | 860+ SQFT | EAST FACING | This bright and spacious east-facing unit offers over 860 SQFT of living space and comes with AIR CONDITIONING! Upon entry, you'll be greeted by a beautifully designed kitchen with quartz countertops, stainless steel appliances, ample cabinet space, and a central island ideal for entertaining. This unit offers TWO SPACIOUS BEDROOMS and TWO FULL bathrooms. The primary bedroom features a LARGE walk-in closet and an ensuite with DUAL SINKS and a standing shower. The second bedroom is generously spacious and is conveniently located across from a 4-piece bathroom. Additionally the unit includes in-unit laundry, a designated storage locker, and a heated UNDERGROUND parking stall. Situated in the highly desirable neighborhood of Harvest Hills, it offers easy access to shopping centers, grocery stores, and essential amenities. With quick connections to major highways like Deerfoot Trail and Stoney Trail, commuting is seamless, ensuring easy travel throughout the city and beyond. Call now, this TURNKEY rental property will not LAST!

Inclusions:

none

Property Listed By:

URBAN-REALTY.ca

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





