



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**300 HARVEST HILLS Place #307, Calgary T3K 2P4**

MLS® #: **A2204662**      Area: **Harvest Hills**      Listing Date: **03/25/25**      List Price: **\$295,000**  
 Status: **Pending**      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:

Finished Floor Area

Abv Sqft: **581**  
 Low Sqft:  
 Ttl Sqft: **581**

DOM

**11**  
Layout  
 Beds: **2 (2 )**  
 Baths: **1.0 (1 0)**  
 Style: **Apartment-Single Level Unit**

Parking

Ttl Park: **1**  
 Garage Sz:

Access:  
 Lot Feat:  
 Park Feat:

**Parking Lot, Plug-In, Stall, Titled**

Utilities and Features

Roof:  
 Heating: **Baseboard**  
 Sewer:  
 Ext Feat: **Courtyard**

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

Kitchen Appl: **Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings**  
 Int Feat: **Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>4pc Bathroom</b>	<b>Main</b>		<b>Bedroom - Primary</b>	<b>Main</b>	<b>9`2" x 14`0"</b>
<b>Kitchen</b>	<b>Main</b>	<b>10`6" x 10`8"</b>	<b>Living Room</b>	<b>Main</b>	<b>10`6" x 12`1"</b>
<b>Bedroom</b>	<b>Main</b>	<b>9`2" x 9`11"</b>			

Legal/Tax/Financial

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

**Monthly**

Legal Desc: **1812025**

Remarks

Pub Rmks: **Welcome to your new home at The Rise in Harvest Hills—where style, comfort, and convenience come together. This third-floor unit is bright and inviting, with a south-facing balcony that floods the space with natural light and offers peaceful views. Inside, you'll find a well-thought-out open-concept floor plan featuring 2 bedrooms and 1 full bathroom—perfect for first-time buyers, downsizers, or investors. The kitchen is a stunning with sleek cabinetry that reaches to the ceiling, pots and pans drawers for added storage, & quartz countertops. It's complemented by stainless steel appliances and modern finishes throughout. The entire unit has been freshly painted, and the updated bathroom features elegant gold hardware and a matching gold light fixture for a modern, luxurious touch. Additional upgrades include full-height tile in the main bath and an A/C rough-in, giving you the option to easily install air conditioning in the future. The primary bedroom is spacious and bright with a large window, and the second bedroom offers flexibility for a guest room, home office, or workout space. You'll also enjoy an outdoor parking stall right in front of the building for added convenience and a storage locker. Behind the building, walking trails offer the perfect setting for evening strolls or quick walks with your pet. Located just 7 minutes from the airport, with quick access to Deerfoot Trail and Stoney Trail, everything you need is at your fingertips—shopping, dining, schools, gyms, and even movie theatres are all nearby. This unit offers incredible value in one of Calgary's most connected and amenity-rich communities. Book your showing today and experience what life in Harvest Hills has to offer!**

Inclusions: **N/A**  
Property Listed By: **Royal LePage Benchmark**

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



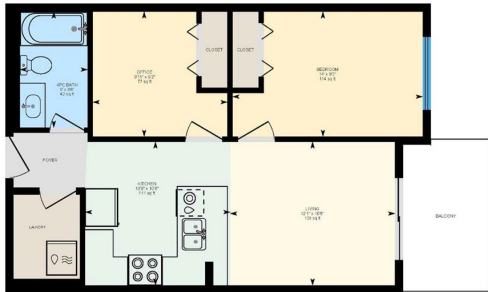






307-300 Harvest Hills Pl NE, Calgary, AB

Main Floor: 1010P Area 031.04 sq ft



0 2 4

PREPARED: 2024/03/08



While regions are indicated from this floor plan in OUTDOOR floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

BIGUIDE