



GRASSROOTS
REALTY GROUP

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**313, 7 Harvest Gold Manor NE
Calgary, Alberta**

MLS # A2294084



\$319,999

Division:	Harvest Hills		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	878 sq.ft.	Age:	1998 (28 yrs old)
Beds:	2	Baths:	2
Garage:	Assigned, Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 597
Basement:	-	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	M-C1 d75
Foundation:	-	Utilities:	-
Features:	French Door, No Animal Home, No Smoking Home, Walk-In Closet(s)		

Inclusions:	N/A
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Welcome to this beautifully maintained TOP-floor unit. This bright, open condo offers comfortable living with vaulted ceilings and a spacious living room featuring elegant French doors that open to a sunny south-facing balcony, complete with a gas line for BBQs. The unit includes a large primary bedroom with a walk-through closet and a full ensuite, a second bedroom ideal for guests or a home office, a well-sized kitchen, a formal dining area, a 4-piece main bathroom, and convenient in-suite laundry. With neutral colours throughout and two ceiling fans, the home feels airy, modern, and move-in ready. Ideally located, this property is within walking distance of grocery stores and restaurants, just 400 meters from T&T Supermarket, and less than a 5-minute drive from nearby parks and green spaces. Schools are just about a 6-minute drive away, making it a great option for families. You'll also enjoy close proximity to a golf course, movie theatres, Vivo (Cardel Place), Rexall, 7-Eleven, Tim Hortons, and easy access to Deerfoot Trail, Stoney Trail, and the airport. Public transit is highly accessible, including the 301 express bus to downtown. The unit also comes with one heated underground assigned parking stall, offering added comfort during the winter months. Don't miss your chance to make it yours—book your private showing today!