



GRASSROOTS

REALTY GROUP

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**220 HARVEST GROVE Walk NE
Calgary, Alberta**

MLS # A2300936



\$450,000

Division:	Harvest Hills		
Type:	Residential/Four Plex		
Style:	3 (or more) Storey		
Size:	1,487 sq.ft.	Age:	2019 (7 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Driveway, Single Garage Attached		
Lot Size:	0.03 Acre		
Lot Feat:	Corner Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 327
Basement:	None	LLD:	-
Exterior:	Composite Siding, Stone, Wood Frame	Zoning:	MGd80
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island, No Smoking Home, Pantry, Walk-In Closet(s)		

Inclusions: Central Air Conditioner, Dishwasher, Electric Range, Garage Control(s), Microwave Range Hood, Refrigerator, Washer/Dryer, Window Coverings

Welcome to this beautifully maintained corner unit townhouse in the sought after community of Harvest Hills the perfect blend of comfort convenience and lifestyle. This bright and airy 2 bedroom 2.5 bath home features a modern open concept layout designed for both everyday living and entertaining. The main floor flows seamlessly from the spacious living area into the dining space and kitchen creating a warm and inviting atmosphere. Large windows throughout the home flood the space with natural sunlight enhanced by the desirable south facing exposure along the side of the property. Upstairs you will find two generously sized bedrooms each offering privacy and functionality ideal for young professionals couples or small families. The 2.5 bathrooms ensure convenience for both residents and guests. Enjoy the practicality of a single attached garage offering secure parking and additional storage along with the benefits of a corner unit with extra privacy more windows and an overall brighter living experience. Location is where this home truly shines. Situated just minutes from Deerfoot Trail and Stoney Trail commuting anywhere in the city is quick and efficient. Plus you are only about 10 minutes from Calgary International Airport making travel incredibly convenient. Harvest Hills offers fantastic nearby amenities including grocery stores restaurants cafes schools parks and scenic walking paths. Enjoy easy access to Harvest Hills Lake Vivo Recreation Centre and shopping hubs like Country Hills Town Centre all just a short drive away. Whether you are a first time buyer investor or looking to downsize without compromise this home offers incredible value in a well connected family friendly neighborhood.