



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

106, 360 Harvest Hills Way
Calgary, Alberta

MLS # A2305063



\$449,900

Division:	Harvest Hills		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,195 sq.ft.	Age:	2022 (4 yrs old)
Beds:	3	Baths:	2
Garage:	Garage Door Opener, Heated Garage, Owned, Parkade, Paved, Titled, Under		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Electric	Water:	Public
Floors:	Tile, Vinyl Plank	Sewer:	Public Sewer
Roof:	-	Condo Fee:	\$ 494
Basement:	-	LLD:	-
Exterior:	Composite Siding, Concrete, Glass, Stone, Wood Frame	Zoning:	M-1
Foundation:	-	Utilities:	Cable, Cable Internet Access
Features:	Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, Elevator, Kitchen Island, Pantry, Quartz Counters, Storage, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	N/A		

Welcome to effortless condo living in this beautifully appointed 3-bedroom ground-floor unit offering the perfect combination of space, upgrades, and location. Designed with modern living in mind, the open-concept floor plan showcases a stunning kitchen with waterfall quartz countertops, upgraded sink, soft-close drawers, and a built-in island garbage and recycling station for added convenience. The spacious layout offers excellent bedroom separation, making it ideal for families, guests, or working from home. The primary retreat features a walk-through closet and ensuite bath, while the additional bedrooms provide versatile living options. Step outside to your private walk-out patio, offering easy access to the outdoors and nearby pathways — perfect for morning walks, cycling, or simply enjoying the fresh air. Located just steps from walking and biking paths and only minutes to shopping, restaurants, entertainment, Vivo Recreation Centre, golf, and major highway access. Includes underground parking and a separate storage locker.