



**320 Harvest Hills Way NE
Calgary, Alberta**

MLS # A2305843



\$499,900

Division:	Harvest Hills		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,635 sq.ft.	Age:	2019 (7 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.03 Acre		
Lot Feat:	Street Lighting		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 383
Basement:	None	LLD:	-
Exterior:	Composite Siding	Zoning:	M-G d80
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island		

Inclusions: N/A

Welcome to Harvest Hills! This is a wonderfully appointed 3-bedroom, 2.5-bathroom, three-storey townhouse equipped with an air-conditioning system, centrally located in NW Calgary—known for being family-friendly with plenty of amenities nearby while being close to key transportation corridors for convenience! This townhome was built by Cedarglen Living and is move-in ready with approximately 1,630 sq ft of living space, perfect for families just starting out, those looking to downsize, or young professionals. Inside the home at the entry level, you’re greeted with a versatile flex room for a gym or home office and a full-size washer and dryer in the laundry area, as well as access to an attached double-car garage with premium epoxy flooring. One level up, you’ll notice 9-foot ceilings to welcome you into an open floor plan, with LVP flooring throughout for durability and aesthetics. The kitchen provides ample sunlight, making the living space feel bright and open, and features full-height cabinetry, quartz countertops, upgraded stainless steel appliances, an Italian marble backsplash, a massive farmhouse sink, and a huge island for entertaining and meal prep! Off the dining area, you’ll find a balcony with a BBQ gas line for those summer BBQ nights. A 2-piece powder room completes this level. Heading upstairs, you’ll find a total of 3 bedrooms, including a sizable primary bedroom along with a full 4-piece bathroom and a walk-in closet. There is also another 4-piece bathroom and two additional bedrooms, with one of the bedrooms featuring an acoustic wood slat wall, perfect for an office. Convenience and ample amenities nearby make living in Harvest Hills attractive for many. The home is minutes away from the Calgary International Airport, Deerfoot Trail, and the Harvest Hills shopping complex (Superstore, T&T Supermarket, Home

Depot, Canadian Tire, Sobeys, Landmark Cinemas, schools, and restaurants). This home is in immaculate condition and is well-maintained by the current owner, so it is a must-see! Book your showing today.