



GRASSROOTS

REALTY GROUP

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**33 Harvest Oak Circle NE
Calgary, Alberta**

MLS # A2309830



\$350,000

Division:	Harvest Hills		
Type:	Residential/Five Plus		
Style:	4 Level Split		
Size:	1,314 sq.ft.	Age:	1997 (29 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.04 Acre		
Lot Feat:	Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 384
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-C1 d112
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Closet Organizers, Granite Counters, High Ceilings, Kitchen Island		

Inclusions: N/A

Discover an exceptional opportunity to own this bright and spacious 3-bedroom end unit townhome in the highly sought-after north Calgary community of Harvest Hills. With over 1,300 square feet of thoughtfully developed living space spread across multiple levels, this 1997-built home delivers the room, privacy, and versatility that today's Calgary buyers are looking for. The fully finished basement offers valuable bonus space, a storage room under the stairs, and convenient in-suite laundry, completing a layout that truly has it all. The main living level immediately impresses with soaring ceilings and an abundance of natural light pouring through generously sized windows. Patio doors open onto a private back patio framed by lush grass and mature trees, creating a peaceful outdoor retreat perfect for summer evenings or weekend entertaining. A cozy fireplace anchors the living room, adding warmth and character to the space. The single attached garage offers secure parking and extra storage, along with extra sturdy built-in storage that has been added for added functionality. One level up, the kitchen features sleek black granite countertops and flows naturally into a dedicated dining area, ideal for family meals or hosting. A powder room on this level adds functionality and features matching black granite countertops, creating a cohesive design with the kitchen finishes. Three well-sized bedrooms occupy the upper level, including two rooms with beautiful city views and a generous primary bedroom complete with rich hardwood floors and a large walk-in closet. A well-appointed full bathroom serves the upper level, perfectly positioned to keep the entire bedroom floor self-contained and functional. Harvest Hills is one of north Calgary's most connected communities, offering quick access to Deerfoot Trail, Stoney Trail, and Calgary International Airport. VIVO Recreation

Centre with pools, fitness facilities, and a public library is minutes away. Families will appreciate the proximity to Brentwood Elementary, Colonel Irvine Junior High, John Diefenbaker High School, and the newly built Calgary North High School. Country Hills Towne Centre with Sobeys, Canadian Tire, and Home Depot is under five minutes away, and Deerfoot City offers even more retail and dining options nearby. Whether you are a first-time buyer, a growing family, or a savvy investor, this move-in ready Harvest Hills townhome is a rare find in today's market. Major renovations planned for this summer, including new siding and new triple-pane windows. The complex has also undergone completion of a new roof as well as new garage door.