



GRASSROOTS
REALTY GROUP

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201, 300 Harvest Hills Place NE
Calgary, Alberta

MLS # A2313543



\$339,900

Division:	Harvest Hills		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	837 sq.ft.	Age:	2020 (6 yrs old)
Beds:	2	Baths:	2
Garage:	Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	Public
Floors:	Vinyl Plank	Sewer:	Public Sewer
Roof:	Flat Torch Membrane	Condo Fee:	\$ 511
Basement:	None	LLD:	-
Exterior:	Wood Frame	Zoning:	M-1
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Stone Counters		

Inclusions: Window coverings

This is the perfect condo for young couples, professionals, room mates or for investment. It features 2 bedrooms, 2 full baths and 2 underground parking stalls in a secure building. The kitchen has a huge kitchen island with quartz top and an overhang to use as a breakfast bar. There is lots of storage on the wall of expresso cabinets plus under the island. Appliances include matching Samsung fridge, stove, dishwasher and microwave / fan. A washer & dryer set located in the separate laundry room is also included. The kitchen is open to the bright living room and oversized balcony that extends your living space. The large primary bedroom has a nicely finished ensuite bathroom with double sinks, a step-in shower, plus a walk-in closet. The purchase includes 2 titled parking stalls close to the elevator. Water, sewer and heat are included in the condo fees. The building has secure bike storage plus storage lockers. The Rise at Harvest Hills is a recently constructed complex, strategically located close to a full selection of retail shops and services, Deerfoot Trail, Stoney Trail and the airport. The building has no age restrictions. Harvest Hills is a family friendly community with a large playground within a five minute walk plus elementary and junior high schools, multiple recreation fields, a small lake and community retail centres. Bus connections are via routes 88 and 157 to shopping or directly to downtown.