



**11186 Harvest Hills Gate NE**  
**Calgary, Alberta**

**MLS # A2314504**



**\$414,900**

<b>Division:</b>	Harvest Hills		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	3 (or more) Storey		
<b>Size:</b>	1,391 sq.ft.	<b>Age:</b>	2018 (8 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached, Tandem		
<b>Lot Size:</b>	0.02 Acre		
<b>Lot Feat:</b>	Street Lighting		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 250
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Other, Wood Frame	<b>Zoning:</b>	M-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters		

**Inclusions:** N/A

Welcome to this beautifully maintained two-storey townhouse in the highly sought-after community of Harvest Hills. With desirable west-facing exposure, this bright and inviting home offers the perfect blend of comfort, style, and functionality &mdash; ideal for first-time buyers, young families, professionals, or investors. The open-concept main living area is designed for both everyday living and entertaining, featuring a spacious living room, dining area, and a modern kitchen complete with granite countertops, ample cabinetry, and a large central island with breakfast bar seating. Step out onto the west-facing balcony off the dining area &mdash; the perfect place to enjoy the evening sun or relax after a long day. Upstairs, you&rsquo;ll find two generously sized bedrooms, each featuring its own walk-in closet and private ensuite bathroom, offering exceptional comfort and privacy. A convenient upper-level laundry area with a stacked full-size washer and dryer completes the upper floor. The tandem double attached garage features durable epoxy flooring, providing additional storage flexibility and a clean, polished finish. Ideally located near parks, pathways, schools, shopping, public transit, and major roadways, this home offers exceptional low-maintenance living in a well-connected intersection between NW/NE Calgary neighbourhood. Situated near the intersection of Harvest Hills Gate and Country Hills Boulevard, you&rsquo;re just minutes from Country Hills Town Centre, featuring Sobeys, Canadian Tire, Home Depot, Landmark Cinemas, restaurants, and a variety of shopping amenities. Superstore is also conveniently nearby, while Notre Dame High School is only a short drive away. Quick access to Stoney Trail and proximity to YYC International Airport make commuting and travel effortless. Whether you&rsquo;re looking for a fantastic starter home or a strong

investment opportunity in a high-demand area, this property checks all the boxes. Book your private showing today!