



**902 Harvest Hills Drive NE  
Calgary, Alberta**

**MLS # A2320283**



**\$364,900**

<b>Division:</b>	Harvest Hills		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,107 sq.ft.	<b>Age:</b>	1994 (32 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Driveway, Single Garage Attached		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	See Remarks		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 433
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Vinyl Siding	<b>Zoning:</b>	M-CG d44
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Open Floorplan, See Remarks, Storage		

**Inclusions:** N/A

Welcome to this beautifully maintained end-unit condo offering the perfect blend of comfort, value, and convenience! Featuring 2 spacious bedrooms, 1.5 bathrooms, and a fully finished basement, this home provides plenty of functional living space for families, professionals, or savvy investors. The bright main floor offers an inviting open-concept layout with warm hardwood flooring, a spacious living and dining area, and a well-appointed kitchen with ample cabinetry and stainless steel appliances. Upstairs, you'll find two generous bedrooms and a full bathroom, while the finished basement adds versatile space for a family room, home office, gym, or play area. Recent mechanical upgrades, including a newer furnace and hot water tank, provide peace of mind and added efficiency. As an end unit, you'll enjoy extra privacy and natural light, along with the convenience of street parking just steps away. Located close to schools, parks, shopping, transit, and major routes, this home is perfectly positioned for everyday living. Whether you're a first-time home buyer looking to get into the market or an investor seeking a turnkey income property, this move-in-ready condo is an outstanding opportunity that offers exceptional value and low-maintenance living. Don't miss your chance to make this fantastic property your own! Photos are virtually staged