



GRASSROOTS
REALTY GROUP

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**212, 7 Harvest Gold Manor NE
Calgary, Alberta**

MLS # A2322389



\$300,000

Division:	Harvest Hills		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	878 sq.ft.	Age:	1988 (38 yrs old)
Beds:	2	Baths:	2
Garage:	Heated Garage, Parkade, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Hot Water	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 597
Basement:	-	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	M-C1 d75
Foundation:	-	Utilities:	-
Features:	Closet Organizers, No Animal Home, No Smoking Home, Open Floorplan, Vinyl Windows, Walk-In Closet(s)		

Inclusions: All Blinds

LOCATION, LOCATION, LOCATION! Welcome to this fantastic 2-bedroom + den, 2-bathroom condo in the highly sought-after community of Harvest Hills. Offering an unbeatable combination of space, convenience, and everyday lifestyle with a ton of amenities and shopping out your front door. Step inside and immediately appreciate the newer vinyl plank flooring guiding you through the open concept floorplan with lots of natural light. The large living room is centered around a cozy gas fireplace and new access door to your West facing balcony, complete with a gas line for BBQ season and the ideal place to enjoy afternoon and evening sun. The spacious kitchen features timeless white cabinetry, a large peninsula island with breakfast bar seating, and plenty of prep and storage space. The adjacent dining area comfortably accommodates a full-sized table. The spacious primary bedroom features a large walk-through closet leading into your private ensuite bathroom. The second bedroom is perfectly positioned beside the full 4-piece bathroom and works beautifully as a guest room, office, or flexible living space. One of the standout features is the oversized den with an entire wall of built-in storage and a stand-up freezer, ideal for working from home, hobbies, creative space, or extra storage. All this including in-suite laundry heated underground parking, and a private storage cage. Located in the established and highly convenient community of Harvest Hills, you'll love having everyday amenities just outside your door. Walk or take a short drive to grocery stores, restaurants, coffee shops, fitness facilities, shopping, and services. Enjoy quick access to Country Hills Boulevard, Deerfoot Trail, Stoney Trail, and nearby transit options, making commuting throughout Calgary simple. Plus, Calgary International Airport is only a short drive away perfect for frequent travelers.

Whether you're looking for convenience, accessibility, or a low-maintenance lifestyle, this location truly delivers. The building is currently going through a full update of Hardy Board siding, new windows, and updated balconies, all already paid for!