



GRASSROOTS
REALTY GROUP

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107, 360 Harvest Hills Common NE
Calgary, Alberta

MLS # A2327112



\$344,900

Division:	Harvest Hills		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	974 sq.ft.	Age:	2018 (8 yrs old)
Beds:	2	Baths:	2
Garage:	Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 567
Basement:	-	LLD:	-
Exterior:	Brick, Cement Fiber Board, Wood Frame	Zoning:	M-1
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Walk-In Closet(s)		

Inclusions: N/A

Beautifully Updated CORNER UNIT with Rare Oversized Patio in The Rise of Harvest Hills! Welcome to this bright and stylish 2 Bedroom, 2 Bathroom home offering 974 sq.ft. of thoughtfully designed living space. Featuring a Titled underground parking stall and an oversized Patio, this home combines modern finishes with exceptional indoor-outdoor living in a highly convenient North Calgary location. The bright open-concept layout showcases 9-foot ceilings, durable Vinyl Plank flooring, and large windows on two sides that fill the home with natural light. The modern Kitchen is finished with Quartz countertops, full-height cabinetry, Stainless Steel appliances, a stylish tile backsplash, and an oversized peninsula with seating—creating a functional centerpiece for everyday living and entertaining. Just off the Kitchen, the Dining area is surrounded by corner windows and offers direct access to the oversized Patio, creating a bright and inviting setting for meals, gatherings, or relaxing at home. The Primary Retreat features a spacious Walk-In Closet and a well-appointed 4-piece Ensuite complete with double vanity, Quartz countertops, and a walk-in shower. A well-separated second Bedroom and full 4-piece Bathroom provide excellent flexibility for guests, a Home Office, or additional living space, while in-suite Laundry with added workspace enhances everyday convenience. The standout feature is the rare oversized Patio, offering an exceptional extension of your living space with room to lounge, entertain, plant, and unwind—an uncommon find in condo living. Located in the sought-after community of Harvest Hills, you’ll enjoy quick access to parks, shopping, dining, transit, Vivo Recreation Centre, Landmark Cinemas, Deerfoot Trail, Stoney Trail, and everyday amenities. Modern finishes, a functional corner-unit layout, and an exceptional

outdoor space make this move-in-ready home a fantastic opportunity in North Calgary. Book your private showing today!