



GRASSROOTS
REALTY GROUP

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41 Harvest Glen Heights NE Calgary, Alberta

MLS # A2328755



\$349,990

Division:	Harvest Hills		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,111 sq.ft.	Age:	1994 (32 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.05 Acre		
Lot Feat:	Landscaped		

Heating:	Forced Air
Floors:	Carpet, Laminate
Roof:	Asphalt
Basement:	Full
Exterior:	Wood Frame
Foundation:	Poured Concrete
Features:	No Smoking Home

Water:	-
Sewer:	-
Condo Fee:	\$ 433
LLD:	-
Zoning:	M-CG d44
Utilities:	-

Inclusions: None

Best Value in Harvest Hills!!!! This beautifully updated 3-bedroom townhome ticks off all the boxes and is a must see! This move-in ready home features updated brand new flooring, trim, doors, modern lighting and faucets, professionally refinished white kitchen cabinetry and lots of room for the growing family. The bright SE-backing layout fills the home with natural light through large windows and patio doors. The open-concept main floor is perfect for everyday living and entertaining, with direct access to the sunny patio—ideal for summer BBQs. Upstairs you’ll find three spacious bedrooms, including a generous primary with a large walk-in closet and 4 piece bathroom. The partially finished basement offers flexible space for a home office, playroom, or rec area and your laundry room. An oversized single attached garage easily accommodates an SUV and has lots of space for additional storage for all those seasonal items. Quiet location with convenient access to major routes, shopping, schools, and amenities. This is the perfect starter home in a great family-friendly community.