



GRASSROOTS
REALTY GROUP

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15 Harvest Glen Heights NE Calgary, Alberta

MLS # A2334476



\$338,880

Division:	Harvest Hills		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,102 sq.ft.	Age:	1994 (32 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.03 Acre		
Lot Feat:	Interior Lot		

Heating:	Central	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 433
Basement:	Full	LLD:	-
Exterior:	Concrete, Wood Frame	Zoning:	M-CG d44
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home		

Inclusions: N/A

Welcome to this beautifully maintained home located in a quiet, family-friendly community with wonderful neighbours and exceptional convenience. Offering a bright and functional layout, this home is perfect for families, first-time buyers, or investors looking for comfort and value. Step inside to an open living space featuring a cozy gas fireplace, flowing effortlessly into the open dining space and functional kitchen, complete with ample cabinetry and generous counter space for everyday living. Upstairs, you'll find spacious bedrooms, including a generous primary bedroom with plenty of room for a king-size bed. Large windows fill the home with natural light, creating a warm and inviting atmosphere throughout. This home has been thoughtfully updated for peace of mind, including fresh paint, brand-new roofing and siding, newer windows and patio door, and all Poly-B plumbing professionally replaced, providing significant value and reducing future maintenance concerns. Ideally situated, you'll appreciate being just minutes from shopping centres, restaurants, schools, parks, playgrounds, and beautiful green spaces. With convenient access to major roadways and the Calgary International Airport, commuting and travel couldn't be easier.