



GRASSROOTS
REALTY GROUP

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6 Harvest Grove Green NE Calgary, Alberta

MLS # A2342371



\$474,900

Division:	Harvest Hills		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow		
Size:	1,080 sq.ft.	Age:	1997 (29 yrs old)
Beds:	3	Baths:	3
Garage:	Single Garage Attached		
Lot Size:	0.07 Acre		
Lot Feat:	Backs on to Park/Green Space, Cul-De-Sac, Landscaped, Rectangular Lot, V		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Concrete, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: Central Vacuum & Attachments (as is), Alarm (as is).

**** Please click on "Videos" for 3D tour ** BACKS ONTO GREENBELT/PARK/POND - NO CONDO FEES!** Welcome to a very well kept fully developed attached bungalow in desirable Harvest Hills! Amazing features include: 2+1 Bedrooms, 3 full bathrooms, almost 1800 sq ft developed, fully finished basement with lots of storage, newer roof (2025 - class 4 shingles), Ecobee Smart thermostat, bay window, Primary bedroom with walk-in closet/4 pc Ensuite/new walk-in shower (2026), newer appliances, good sized deck with duradek, laundry on main level & much more! Location is outstanding - green space/pond/walking paths behind the home, all the great amenities at Country Hills Town Center, bus stops 1-2 blocks away and all major routes close by - Stoney Trail/Deerfoot Trail! This is a self-managed complex, no condo fees, just a small HOA Fee of only \$140 that covers roof shingles repairs & maintenance/landscaping & snow removal/underground sprinkler system. This is an Adult Living 18+ complex.