

308, 200 Harvest Hills Place NE
Calgary, Alberta

MLS # A2214373



\$424,900

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| Division: | Harvest Hills | | |
| Type: | Residential/Low Rise (2-4 stories) | | |
| Style: | Apartment-Single Level Unit | | |
| Size: | 1,079 sq.ft. | Age: | 2021 (4 yrs old) |
| Beds: | 2 | Baths: | 2 |
| Garage: | Titled, Underground | | |
| Lot Size: | - | | |
| Lot Feat: | - | | |

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|--------------------|-----------------------------|-------------------|--------|
| Heating: | Baseboard | Water: | - |
| Floors: | Vinyl Plank | Sewer: | - |
| Roof: | - | Condo Fee: | \$ 681 |
| Basement: | - | LLD: | - |
| Exterior: | Concrete, Mixed, Wood Frame | Zoning: | M-1 |
| Foundation: | - | Utilities: | - |

Features: Breakfast Bar, Ceiling Fan(s), Closet Organizers, High Ceilings, Low Flow Plumbing Fixtures, No Smoking Home, Open Floorplan, Quartz Counters, Storage, Vinyl Windows

Inclusions: Shelves on the walls

Welcome to the Rise of Harvest Hills, where LUXURY MEETS CONVENIENCE! This stunning 3rd floor corner unit with AIR CONDITIONING offers 2 spacious bedrooms and 2 full bathrooms, and feels just like stepping into a SHOW SUITE. As you enter, you're welcomed by an open and airy living space filled with natural light from EXPANSIVE WINDOWS and 9' ceilings. The MODERN KITCHEN is a chef's dream, featuring elegant quartz countertops, premium stainless steel appliances, and generous counter space. Whether you're hosting or relaxing, the layout is ideal for comfort and entertaining. The primary bedroom is a true retreat, offering a LUXURIOUS ENSUITE and walk-in closet. The second bedroom is generously sized and conveniently located next to the stylish second bathroom—making it perfect for guests or roommates. A dedicated LAUNDRY/STORAGE adds practical convenience. Step outside to your WRAP-AROUND BALCONY, complete with a gas line—perfect for BBQs and enjoying SCENIC VIEWS with your morning coffee. Enjoy TITLED UNDERGROUND PARKING and main floor STORAGE, all in a secure, beautifully maintained building. The Rise of Harvest Hills is just a short walk to shopping, dining, parks, pathways, and all amenities. Plus, with quick access to Deerfoot and Stoney Trail, commuting is a breeze. Don't miss your chance to own a piece of luxury in one of Calgary's most desirable communities. Schedule your private viewing today!