

## 3 Harvest Glen Heights NE Calgary, Alberta

**MLS # A2217135**



# \$349,900

|                  |                                   |               |                   |
|------------------|-----------------------------------|---------------|-------------------|
| <b>Division:</b> | Harvest Hills                     |               |                   |
| <b>Type:</b>     | Residential/Five Plus             |               |                   |
| <b>Style:</b>    | Townhouse                         |               |                   |
| <b>Size:</b>     | 1,116 sq.ft.                      | <b>Age:</b>   | 1994 (31 yrs old) |
| <b>Beds:</b>     | 2                                 | <b>Baths:</b> | 1                 |
| <b>Garage:</b>   | Single Garage Attached            |               |                   |
| <b>Lot Size:</b> | 0.07 Acre                         |               |                   |
| <b>Lot Feat:</b> | Back Yard, Rectangular Lot, Treed |               |                   |

|                    |  |
|--------------------|--|
| <b>Heating:</b>    | Forced Air   |
| <b>Floors:</b>     | Carpet, Laminate, Tile                                   |
| <b>Roof:</b>       | Asphalt Shingle  |
| <b>Basement:</b>   | Full, Unfinished   |
| <b>Exterior:</b>   | Wood Frame   |
| <b>Foundation:</b> | Poured Concrete  |
| <b>Features:</b>   | No Animal Home, No Smoking Home, Open Floorplan, Storage |

|                   |        |
|-------------------|--------|
| <b>Water:</b>     | -      |
| <b>Sewer:</b>     | -      |
| <b>Condo Fee:</b> | \$ 433 |
| <b>LLD:</b>       | -      |
| <b>Zoning:</b>    | M-CG   |
| <b>Utilities:</b> | -      |

**Inclusions:** None

Welcome to this beautifully maintained END UNIT 2 storey townhouse in Harvest Hills. Complete with an attached garage and sunny west facing back yard, this property has it all! This home is filled with natural light throughout its spacious and functional layout, perfect for both relaxing and entertaining. Step into a bright and inviting open-concept main floor with large windows and double patio doors that open to a private rear patio, ideal for summer gatherings and outdoor enjoyment. Upstairs, you'll find a large primary bedroom with ample closet space, a well-sized second bedroom, and a full 4-piece bathroom. The undeveloped basement offers a laundry area with a washer and dryer plus plenty of storage, ready for your custom design and finishing touches. Harvest Green is a well-managed complex with mature landscaping, plenty of visitor parking, and is steps away from schools, parks, transit, and T&T Supermarket. Enjoy quick access to the airport, Deerfoot Trail, and Stoney Trail making commuting and errands a breeze. Don't miss your chance to own this bright, move-in-ready gem in a prime location!