



**GRASSROOTS**  
REALTY GROUP

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408, 100 Harvest Hills Place NE  
Calgary, Alberta

MLS # A2219966



**\$399,999**

Division:	Harvest Hills		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	843 sq.ft.	Age:	2021 (4 yrs old)
Beds:	2	Baths:	2
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Vinyl	Sewer:	-
Roof:	-	Condo Fee:	\$ 446
Basement:	-	LLD:	-
Exterior:	Brick, Composite Siding, Wood Frame	Zoning:	M-1
Foundation:	-	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home, Walk-In Closet(s)		

Inclusions: n/a

Welcome to this thoughtfully designed 2-bedroom, 2-bathroom top-floor unit offering 843.4 sq ft of functional living space, enhanced by 9-foot ceilings and a spacious balcony (21'1" &times; 6'5", approx. 135.3 sq ft) &mdash; perfect for enjoying fresh air and evening BBQs with a built-in gas line. This well-maintained home features luxury vinyl plank flooring throughout, stylish countertops, and numerous upgrades. Located on the top floor with only one shared wall in a low-density building, it offers excellent privacy and tranquility. Includes titled underground parking, a dedicated storage locker, and access to a secure bicycle storage room &mdash; all within the underground level for added convenience. Situated in a highly accessible and amenity-rich location &mdash; just 15 minutes to downtown, 10 minutes to the airport, and close to T&T Supermarket, Superstore, Costco, and more. Nearby you'll also find golf courses, parks, walking paths, and playgrounds, adding to the lifestyle appeal of the area. A perfect place to call home &mdash; ideally suited for comfortable owner-occupancy.