



GRASSROOTS
REALTY GROUP

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**415, 300 Harvest Hills Place NE
Calgary, Alberta**

MLS # A2222046



\$299,900

Division:	Harvest Hills		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	614 sq.ft.	Age:	2020 (5 yrs old)
Beds:	2	Baths:	1
Garage:	Additional Parking, Assigned, Heated Garage, Parkade, Parking Lot, Plug-In,		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 378
Basement:	-	LLD:	-
Exterior:	Composite Siding, Stone, Wood Frame	Zoning:	M-1
Foundation:	-	Utilities:	-
Features:	No Smoking Home, Open Floorplan, Quartz Counters, Storage		

Inclusions: TV Wall Mount

Welcome to your new home at The Rise in Harvest Hills—where elevated living meets everyday convenience. This stunning TOP FLOOR unit offers quiet, private living with a thoughtful layout and modern upgrades that make it truly stand out. Step into a bright and open 2-bedroom, 1-bathroom floor plan featuring upgraded quartz countertops, full-height cabinetry with a lazy Susan, and durable vinyl plank flooring throughout. The kitchen is both stylish and functional with lots of storage, stainless steel appliances, & pot lights. Accent walls add a custom touch and tie together the warm, contemporary aesthetic. The primary bedroom is generously sized with a large window, and the second bedroom offers great versatility—ideal for a guest room, home office, or fitness space. The upgraded bathroom includes full-height tile and modern finishes. You’ll love the spacious balcony equipped with a natural gas hookup—perfect for summer grilling and enjoying peaceful northern views. Inside, enjoy the convenience of a full-size washer and dryer, updated light fixtures, and fresh finishes throughout. This unit also includes 2 PARKING STALLS (one underground for added winter comfort), plus 2 STORAGE LOCKERS for all your extra gear. The building also features secure bike storage rooms—perfect for cyclists or anyone looking for extra space to store outdoor gear. Located just 7 minutes from the airport and close to major routes like Deerfoot and Stoney Trail, this location can’t be beat. Walking trails behind the building and nearby amenities—shopping, restaurants, gyms, and more—make this one of Calgary’s most connected communities. Whether you’re a first-time buyer, downsizer, or investor, this top-floor gem offers style, value, and functionality. Book your showing today!

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