



GRASSROOTS
REALTY GROUP

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233 Harvest Glen Place NE
Calgary, Alberta

MLS # A2230827



\$625,000

Division:	Harvest Hills		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,045 sq.ft.	Age:	1994 (31 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Low Maintenance Landscape, Rectangular Lot, Under		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Vinyl Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Vinyl Windows		

Inclusions: N/A

Discover this charming bi-level house nestled in a tranquil cul-de-sac within the vibrant community of Harvest Hills, Calgary. The community boasts an array of amenities, including a picturesque lake, lush parks, and a seasonal outdoor rink. Additionally, it offers a convenient location with nearby K-12 schools, shopping, cafes, dining establishments and airport within close proximity. The property exudes a warm and inviting ambiance, with an easy-to-maintain front yard that enhances its curb appeal. Upon entering the property, you'll encounter a foyer featuring steps leading to the main floor and the sunlight basement. The main floor features an open living room and dining area, making entertaining a delightful experience. The kitchen is equipped with wooden cabinets and an island, providing ample space for preparing delectable home-cooked meals. The master's bedroom on the main floor offers ample space, while the adjacent four-piece bathroom completes the suite. The second bedroom and laundry room are also situated on the main floor. The basement serves as a recreational hub, featuring a spacious recreation area. The second master's bedroom includes a three-piece ensuite, a second bedroom, and a third three-piece bathroom, further enhancing the basement's functionality. Enjoy a west-facing backyard from your deck and an easy-to-maintain backyard. Recent upgrades include a new roof, vinyl sidings (installed in 2025), carpet (installed in 2025), and a hot water tank (installed in 2022).