



**GRASSROOTS**  
REALTY GROUP

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**404, 100 Harvest Hills Place NE  
Calgary, Alberta**

**MLS # A2233151**

**\$449,900**



<b>Division:</b>	Harvest Hills		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	1,168 sq.ft.	<b>Age:</b>	2021 (4 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Heated Garage, Stall, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 680
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Cement Fiber Board, Concrete, Stone, Wood Frame	<b>Zoning:</b>	M-1
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Double Vanity, Elevator, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Storage, Walk-In Closet(s)		
<b>Inclusions:</b>	N/A		

Welcome to The Rise of Harvest Hills, where comfort, space, and convenience come together in this rare 3-bedroom, 2-bathroom top floor condo—one of the largest floorplans in the complex. With nearly 1,200 sq. ft. of beautifully designed living space and a titled heated underground parking stall, 2 storage locker. This home is ideal for professionals, frequent travelers, or retirees seeking a secure, low-maintenance lifestyle. Tucked away in a quiet corner of the development—away from road noise and train tracks—this unit also offers quick access to Country Hills Boulevard, Deerfoot Trail, and Calgary International Airport. The open-concept kitchen is a chef’s dream, featuring quartz countertops, a large island with seating for 5–6, soft-close cabinetry, mosaic tile backsplash, a walk-in pantry, Energy Star stainless steel appliances, and luxury vinyl plank flooring throughout. The spacious living and dining areas are ideal for both relaxing and entertaining. Additional highlights include air conditioning, two assigned storage lockers, and secured underground bike storage. With no gardening or snow removal required, this home is especially well-suited for seniors or retirees who want peace of mind while traveling. Don’t miss this rare opportunity to own a spacious, secure, and stylish condo in one of north Calgary’s most convenient and scenic locations. Enjoy top-floor-style privacy with no noisy neighbors above, while also benefiting from the ease of main floor living with direct exterior access from your east-facing patio. With no obstructions, you can enjoy stunning, clear views of the Calgary city skyline—perfect for peaceful mornings or evenings by the BBQ (gas line included).