



GRASSROOTS
REALTY GROUP

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**313, 7 Harvest Gold Manor NE
Calgary, Alberta**

MLS # A2246940



\$336,000

Division:	Harvest Hills		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	878 sq.ft.	Age:	1998 (27 yrs old)
Beds:	2	Baths:	2
Garage:	Assigned, Parkade		
Lot Size:	-		
Lot Feat:	-		

Heating:	Central, Natural Gas
Floors:	Carpet, Ceramic Tile
Roof:	Asphalt Shingle
Basement:	-
Exterior:	Cedar, Vinyl Siding
Foundation:	Poured Concrete
Features:	Elevator, High Ceilings

Water:	-
Sewer:	-
Condo Fee:	\$ 589
LLD:	-
Zoning:	M-C1
Utilities:	-

Inclusions: None

Bright South Facing Condo in a pet-friendly building on top floor !!! You'll love this two-bedroom, two-bathroom 878 sq. ft. home with underground parking, perfectly located in the desirable neighborhood of Harvest Hills. This open-concept layout features a spacious living room with a high vaulted ceiling and stunning ceiling-height windows that flood the space with natural light. A set of French doors leads to your private patio — the perfect spot to enjoy your morning coffee while basking in the warm south-facing sunlight. South exposure is considered the most desirable, offering more natural light throughout the day and creating a warm, inviting atmosphere year-round. The cozy gas fireplace is sure to please on those cool winter nights. The well-appointed kitchen offers plenty of beautiful cabinets. The primary bedroom boasts a walk-through closet leading to a private three-piece ensuite. The second bedroom can easily function as a guest room, home office, or flex space. Additional features include a four-piece main bath, in-suite laundry, a storage room, and a front hall closet. Your underground end parking stall (# 38) has convenient quick access via stairs located right beside your unit's entrance. All of this comes in an amazing location — steps to grocery stores (T&T, Superstore), pharmacies, gas stations, banks, a movie theater, and various other shops and services. Easy access to Stoney and Deerfoot Trails, minutes to the airport, and a BRT bus stop into downtown is right across the street.