



**GRASSROOTS**  
REALTY GROUP

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215, 300 Harvest Hills Place NE  
Calgary, Alberta

MLS # A2247917



**\$295,000**

Division:	Harvest Hills		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	600 sq.ft.	Age:	2020 (5 yrs old)
Beds:	2	Baths:	1
Garage:	Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Tile, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 346
Basement:	-	LLD:	-
Exterior:	Composite Siding, Stone, Wood Frame	Zoning:	M-1
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Recessed Lighting, Vinyl Windows		

Inclusions: None

Step into this stylish 2-bedroom, 1-bath condo in the sought-after community of Harvest Hills, where a bright open-concept layout and thoughtful design maximize both comfort and function. The modern kitchen is a highlight, featuring stainless steel appliances, granite countertops, chic subway tile backsplash, and a kitchen island with breakfast bar - for both entertaining and casual dining. The spacious living area is filled with natural light and extends onto a large private balcony - perfect for relaxing or entertaining. The primary bedroom offers an inviting retreat with abundant windows, complemented by a versatile second bedroom that works equally well as a home office, guest room, or family space. Complete with in-suite laundry, a titled outdoor parking stall, and unbeatable proximity to transit, shopping, dining, and every convenience, this home delivers incredible value in a prime location.