



GRASSROOTS
REALTY GROUP

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**3312, 20 Harvest Rose Park NE
Calgary, Alberta**

MLS # A2253832



\$299,900

Division:	Harvest Hills		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	927 sq.ft.	Age:	1998 (27 yrs old)
Beds:	2	Baths:	2
Garage:	Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Laminate, See Remarks	Sewer:	-
Roof:	-	Condo Fee:	\$ 509
Basement:	-	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	M-C1 d75
Foundation:	-	Utilities:	-
Features:	Ceiling Fan(s), Open Floorplan, Walk-In Closet(s)		

Inclusions: N/A

Welcome to Harvest Pointe in Harvest Hills – just minutes from schools and walking distance to Harvest Hills Crossing with T&T Supermarket, restaurants, and shops. This TOP floor 2 Bedroom, 2 Bathroom unit offers 927 sq.ft. of well-designed living with a bright and spacious open floorplan that truly feels like home. The layout features Heavy-duty laminate flooring throughout, a generous Living and Dining area, and a functional Kitchen. Direct access to the private Balcony provides a relaxing extension of your living space. Enjoy two generously sized bedrooms: the Primary Bedroom features a walk-in closet and 4-piece ensuite, while the second bedroom, also spacious, and the additional 4-piece bathroom provide options for family, guests, or a home office. A dedicated Laundry Room with storage adds everyday practicality. This home comes with a heated underground parking stall, along with visitor parking for guests. Condo fees include Heat and Water, adding convenience and value. Ideally located near schools, major roads, and the airport, this apartment offers spacious, comfortable living in a connected community — perfect for families or investors.