



GRASSROOTS
REALTY GROUP

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**411, 200 Harvest Hills Place NE
Calgary, Alberta**

MLS # A2255042



\$285,000

Division:	Harvest Hills		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	584 sq.ft.	Age:	2021 (4 yrs old)
Beds:	1	Baths:	1
Garage:	Stall, Titled		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Membrane	Condo Fee:	\$ 342
Basement:	-	LLD:	-
Exterior:	Wood Frame	Zoning:	M-1
Foundation:	-	Utilities:	-
Features:	Kitchen Island, Open Floorplan, Quartz Counters		

Inclusions:	NONE
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Wow! Built by award winning CEDARGLEN LIVING is this top floor SOUTH facing unit in spotless condition! This gorgeous one bedroom one bath condo features 583 sqft (RMS) of thoughtful design of space, features an open kitchen with a huge eye catching island with premium quartz stone, sleek white cabinets and trendy stainless steel appliances. All finished with 9ft ceiling and luxury LVP flooring through out! The inviting living room is flooded with plenty of sunlight most of the day and a patio door leads to a sunny south facing balcony! Good sized master bedroom has a large walk-in closet and south facing window. Both living room patio door and bedroom window has been upgraded to remote window blinds with blackout fabric. Bonus plus laundry room is spacious and has lots of room for in-unit storage. This package also comes roughed-in AC and 1 titled surface parking stall. Pet friendly building allows 2 pets up to max 35kgs. One owner home kept in like new condition, shows 10/10! Location is close to all major roads and only 10 minutes drive to YYC airport!