



GRASSROOTS
REALTY GROUP

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11168 Harvest Hills Gate NE
Calgary, Alberta

MLS # A2256849



\$478,800

Division:	Harvest Hills		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,410 sq.ft.	Age:	2018 (7 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Tandem		
Lot Size:	0.00 Acre		
Lot Feat:	Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile	Sewer:	-
Roof:	Flat	Condo Fee:	\$ 237
Basement:	None	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	M-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, Kitchen Island, Open Floorplan, Quartz Counters, Walk-In Closet(s)		
Inclusions:	N/A		

UNBELIEVABLE VALUE! 2-CAR INDOOR PARKING! MODERN TOWNHOME IN HARVEST HILLS! Welcome to this beautifully designed 3-storey townhome located in the vibrant and established community of Harvest Hills—just steps from schools, parks, transit, shopping, and scenic walking paths! The ground floor features a spacious front entry and a tandem double-car garage, offering secure parking and extra storage. The main level boasts 9’ ceilings, rich engineered hardwood laminate flooring, and an open-concept layout perfect for entertaining. The stylish kitchen includes white shaker-style cabinetry, subway tile backsplash, stainless steel appliances, and ample counter space. Just off the dining area, enjoy a large balcony—ideal for BBQs and outdoor relaxation. The upper floor showcases a rare double primary bedroom layout, each with its own private ensuite and walk-in closet—perfect for shared living or guest flexibility. Upper-level laundry with stacked washer and dryer adds extra convenience. This home offers a functional layout, beautiful finishes, and an unbeatable location—making it a perfect choice for first-time buyers, professionals, or investors. Contact your favorite REALTOR® today to schedule your private viewing!