



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

413, 300 Harvest Hills Place NE  
Calgary, Alberta

MLS # A2264008



**\$289,000**

Division:	Harvest Hills		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	580 sq.ft.	Age:	2020 (5 yrs old)
Beds:	1	Baths:	1
Garage:	Stall, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Tile, Vinyl	Sewer:	-
Roof:	-	Condo Fee:	\$ 378
Basement:	-	LLD:	-
Exterior:	Brick, Composite Siding	Zoning:	M-1
Foundation:	-	Utilities:	-
Features:	Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Stone Counters, Walk-In Closet(s)		

**Inclusions:** Storage cabinet by bathroom

Available for immediate possession! Don't miss your opportunity to own this BRIGHT, TOP FLOOR CONDO featuring stylish vinyl flooring, upgraded finishes, AC, and custom California Closets! The beautifully upgraded kitchen features quartz countertops, stainless steel appliances, large undermount farmhouse sink, full pantry, and an island with a UNIQUE 2-SIDED BREAKFAST BAR that offers table-style dining rare for this type of condo! The primary bedroom is complete with a customized walk-in closet! A full bath serves the primary bedroom and guests. You'll love the extra storage space and custom shelving in the spacious laundry room! This unit comes with 2 titled parking spaces (one underground, one above ground stall) and a convenient assigned storage locker. Just steps to many community parks, ponds, tennis courts, and playgrounds, and a short drive to The Golf Centre at Harvest Hills. This great location will have you driving just 10 minutes to the Calgary Airport, 20 minutes to downtown, and 5 minutes to the Stoney Trail ring road.