



GRASSROOTS
REALTY GROUP

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3311, 20 Harvest Rose Park NE
Calgary, Alberta

MLS # A2267657



\$295,000

Division:	Harvest Hills		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	934 sq.ft.	Age:	1998 (27 yrs old)
Beds:	2	Baths:	2
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

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

Inclusions:	None
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Welcome to Harvest Pointe — perfectly situated in the family friendly community of in Harvest Hills, just minutes from schools, an easy walk to Harvest Hills Crossing with T&T Supermarket, restaurants, clinics, daycare and shops. This airy top-floor 2-bedroom, 2-bathroom home offers a bright, open living space designed for both comfort and functionality. The inviting layout features hardwood flooring throughout, a well-planned kitchen, a dining area and a spacious living room with corner gas fireplace that flows seamlessly to your sunny south-facing balcony — the perfect spot to enjoy your morning coffee or unwind in the afternoon light. Both bedrooms are generously sized. The primary suite includes a walk-thru closet and a private ensuite, while the second bedroom and full bathroom offer flexibility for family, guests, or a home office. A dedicated laundry room with extra storage adds everyday convenience. Additional features you will love include a heated underground parking stall, visitor parking, and condo fees that cover heat and water for added value. With easy access to schools, major routes, and the airport, this top-floor condo delivers bright, comfortable living in a vibrant community — ideal for both homeowners and investors alike.