



GRASSROOTS
REALTY GROUP

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327, 360 Harvest Hills Way NE
Calgary, Alberta

MLS # A2268705



\$389,900

Division:	Harvest Hills		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	833 sq.ft.	Age:	2023 (2 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 353
Basement:	-	LLD:	-
Exterior:	Composite Siding, Concrete, Wood Frame	Zoning:	M-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Walk-In Closet(s)		
Inclusions:	N/A		

Modern, Private and Spacious (Builder measurement is 904 sqft) | Move-in Ready Welcome to this brand-new listing in the desirable community of Harvest Hills, Calgary! This spacious 2-bedroom, 2-bathroom apartment offers a perfect blend of comfort and modern style, featuring 9' ceilings, LVP flooring, Low-E triple-glazed windows, electric baseboard heating, a BBQ gas line on the balcony, titled underground parking, and much more. As you enter, you'll immediately appreciate the open-concept layout showcasing a stunning kitchen with quartz countertops, stainless steel appliances, ample cabinetry, an elegant backsplash, a corner pantry, and a central breakfast island. The kitchen flows seamlessly into the dining area and a bright living room overlooking the green space. Both bedrooms are generously sized, including a primary suite with a walk-in closet and a private ensuite featuring a standing shower. The second bedroom is conveniently located next to the main full bathroom. You'll also enjoy the convenience of in-unit laundry with extra storage space. Step out onto your large, private balcony — the perfect spot for morning coffee or evening relaxation. The unit also includes AC rough-in, offering peace of mind for future installation. Located in a vibrant community filled with amenities, you'll have access to tennis courts, nearby schools, parks, shopping at Coventry Hills Centre, VIVO Recreation Centre, grocery stores, restaurants, cafés, Home Depot, Superstore, Cineplex, TNT Supermarket, and the North Pointe Bus Terminal. All this and just under 10 minutes to Calgary International Airport and minutes from Deerfoot and Stoney Trail. Don't miss your chance to call this beautiful apartment home — book your showing today and be sure to check out the virtual tour!

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