



GRASSROOTS
REALTY GROUP

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**305, 7 Harvest Gold Manor NE
Calgary, Alberta**

MLS # A2276352



\$320,000

| | | | |
|------------------|--|---------------|-------------------|
| Division: | Harvest Hills | | |
| Type: | Residential/Low Rise (2-4 stories) | | |
| Style: | Apartment-Single Level Unit | | |
| Size: | 876 sq.ft. | Age: | 1998 (28 yrs old) |
| Beds: | 2 | Baths: | 2 |
| Garage: | Assigned, Electric Gate, Enclosed, Garage Door Opener, Heated Garage, Pa | | |
| Lot Size: | - | | |
| Lot Feat: | - | | |

Heating: Baseboard, Hot Water

Floors: Carpet, Linoleum

Roof: Asphalt Shingle

Basement: -

Exterior: Composite Siding, Mixed, Vinyl Siding

Foundation: -

Features: Ceiling Fan(s), High Ceilings, Open Floorplan, Pantry, Storage, Vaulted Ceiling(s)

Water: -

Sewer: -

Condo Fee: \$ 597

LLD: -

Zoning: M-C1 d75

Utilities: -

Inclusions: NONE

Welcome to Unit 305 at 7 Harvest Gold Manor NE—an exceptional top-floor home that stands out as one of the best in the building - only one direct neighbour! This bright and airy unit is defined by its soaring vaulted ceilings and a stunning wall of windows that fill the open-concept living space with natural light. Step inside to discover a spacious layout featuring a formal dining area and a comfortable living room complete with a cozy gas fireplace. The well-appointed kitchen is semi-open to the main living area, providing the perfect balance of connection and privacy. A dedicated den or home office offers an ideal workspace for those working remotely or needing a quiet retreat. The thoughtfully designed floor plan features two bedrooms located on opposite ends of the unit for maximum privacy. The primary suite includes a walk-through closet leading to a private 3-piece ensuite, while the generous second bedroom is conveniently adjacent to the main 4-piece bath. Additional highlights include in-suite laundry, a dedicated storage room, and a private balcony with a gas line for your BBQ—perfect for relaxing or entertaining. This unit also includes a heated underground parking stall with a full storage cage at the front for added convenience. Ideally situated across the street from the T&T Supermarket, close to transit, shopping, major routes, and the airport, this is a rare opportunity to own one of the most desirable top-floor units in the complex. Don't miss your chance—book your showing today!