



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

**MLS # A2276352**



**\$320,000**

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

<b>Heating:</b>	Baseboard, Hot Water	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 597
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Mixed, Vinyl Siding	<b>Zoning:</b>	M-C1 d75
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), High Ceilings, Open Floorplan, Pantry, Storage, Vaulted Ceiling(s)		
<b>Inclusions:</b>	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!