



**GRASSROOTS**  
REALTY GROUP

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**227 Harvest Gold Place NE**  
**Calgary, Alberta**

**MLS # A2276378**



**\$424,900**

<b>Division:</b>	Harvest Hills		
<b>Type:</b>	Residential/Four Plex		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,271 sq.ft.	<b>Age:</b>	1998 (28 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Landscaped, See Remarks		

<b>Heating:</b>	Forced Air, Natural Gas
<b>Floors:</b>	Carpet, Linoleum
<b>Roof:</b>	Asphalt Shingle
<b>Basement:</b>	Full
<b>Exterior:</b>	Vinyl Siding, Wood Frame
<b>Foundation:</b>	Poured Concrete
<b>Features:</b>	No Animal Home, No Smoking Home, Open Floorplan, See Remarks

<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Condo Fee:</b>	\$ 507
<b>LLD:</b>	-
<b>Zoning:</b>	M-C1 d75
<b>Utilities:</b>	-

**Inclusions:** N/A

Welcome to Harvest Hills &ndash; where comfort, convenience, and quiet community living come together. Tucked away on a peaceful cul-de-sac just steps from parks, scenic walking paths, and everyday amenities, this bright and beautifully maintained townhome delivers the space and layout you've been looking for. The main floor features an inviting open-concept living and dining area with large windows that fill the home with natural light, a cozy gas fireplace for those Calgary winter nights, and direct access to the private backyard patio, perfect for morning coffee or summer BBQs. The functional kitchen offers plenty of storage and prep space, along with a dedicated eating nook. Upstairs, you'll find three generous bedrooms including a spacious primary suite with a large walk-in closet. The fully finished basement adds even more versatility with a comfortable rec room and flexible space for a home office, gym, or media setup. Complete with an attached single garage, low-maintenance living, and easy access to major routes, shopping, schools, and transit &mdash; this is a fantastic opportunity to own in one of North Calgary's most established and desirable neighborhoods. Move-in ready and waiting for its next owner.