



**407, 370 Harvest Hills Common NE
Calgary, Alberta**

MLS # A2278506



\$279,900

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|------------------|------------------------------------|---------------|------------------|
| Division: | Harvest Hills | | |
| Type: | Residential/Low Rise (2-4 stories) | | |
| Style: | Apartment-Single Level Unit | | |
| Size: | 581 sq.ft. | Age: | 2019 (7 yrs old) |
| Beds: | 2 | Baths: | 1 |
| Garage: | Stall, Titled | | |
| Lot Size: | - | | |
| Lot Feat: | - | | |

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|--------------------|----------------------------------------------------|-------------------|--------|
| Heating: | Baseboard, Natural Gas | Water: | - |
| Floors: | Carpet, Tile, Vinyl Plank | Sewer: | - |
| Roof: | - | Condo Fee: | \$ 340 |
| Basement: | - | LLD: | - |
| Exterior: | Brick, Composite Siding, Metal Siding , Wood Frame | Zoning: | M-1 |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Breakfast Bar, Quartz Counters | | |

Inclusions: N/A

Welcome to The Rise—this bright, top-floor 2-bedroom, 1-bathroom condo offers move-in ready living. Freshly painted with new carpet, the open-concept layout is filled with natural light and complemented by vinyl plank flooring. The sleek kitchen is a standout, featuring quartz countertops, stainless steel appliances, full-height cabinetry, and a classic subway tile backsplash—perfect for everyday living and entertaining. The sunny living area opens to a west-facing balcony with a gas line for summer BBQs overlooking the courtyard. The spacious primary bedroom features a bright west-facing window and a closet, while the second bedroom is ideal for guests, a home office, or a nursery. A 4-piece bathroom and a convenient laundry/storage room complete this fantastic unit. Additional features include a TITLED outdoor parking stall, visitor parking, and plenty of street parking. Enjoy a pet-friendly community with ample outdoor activities including parks and walking paths, plus unbeatable access to Deerfoot and Stoney Trail, the airport, shopping, restaurants, schools, and entertainment. All you need is the key!