



GRASSROOTS
REALTY GROUP

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2106, 20 Harvest Rose Park NE
Calgary, Alberta

MLS # A2280667



\$265,000

Division:	Harvest Hills		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	844 sq.ft.	Age:	1998 (28 yrs old)
Beds:	2	Baths:	1
Garage:	Stall		
Lot Size:	-		
Lot Feat:	-		

Heating: Baseboard, Natural Gas

Floors: Carpet, Linoleum

Roof: Asphalt Shingle

Basement: None

Exterior: Stucco, Wood Frame

Foundation: None

Features: Ceiling Fan(s), Open Floorplan, Storage

Water: -

Sewer: -

Condo Fee: \$ 438

LLD: -

Zoning: M-C1 d75

Utilities: -

Inclusions: N/A

Welcome to this charming 843 sq. ft. two-bedroom condo, perfectly located within walking distance to T&T Supermarket and Bus Route #300 to downtown. Enjoy easy, maintenance-free living with condo fees that include all utilities, excluding electricity. This inviting home features a bright kitchen with ample cabinetry, generous counter space, and a raised breakfast bar, flowing into the dining area and cozy living room with access to a front concrete patio—perfect for relaxing. Two comfortable bedrooms, a full bathroom with a jetted tub, and in-suite front-load laundry complete the space. Additional perks include convenient mailbox access, one assigned outdoor parking stall, visitor parking, and close proximity to Vivo Recreational Centre, shopping, dining, the airport, and major routes. A lovely home offering comfort, convenience, and great value.