



GRASSROOTS
REALTY GROUP

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**305, 200 Harvest Hills Place NE
Calgary, Alberta**

MLS # A2283997



\$359,800

Division:	Harvest Hills		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	836 sq.ft.	Age:	2021 (5 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 492
Basement:	-	LLD:	-
Exterior:	Composite Siding, Concrete, Mixed, Wood Frame	Zoning:	M-1
Foundation:	-	Utilities:	-
Features:	Kitchen Island, No Smoking Home, Open Floorplan		

Inclusions: NA

Experience elevated condo living at The Rise of Harvest Hills in this impeccably upgraded third-floor unit offering two bedrooms and two full bathrooms with a true show-suite feel. Flooded with natural light from expansive windows and enhanced by 9’ ceilings, the open-concept layout is both airy and inviting. The designer kitchen features quartz countertops, a custom tile backsplash, two-tone white and deep blue cabinetry, premium stainless steel appliances including a fridge with ice and water, a large island, perfect for everyday living or entertaining. The primary bedroom is a private retreat with a walk-in closet and a spa-inspired ensuite showcasing illuminated vanity mirrors, while the second bedroom is ideally positioned next to a stylish four-piece bath with tub, making it perfect for guests or roommates. Enjoy the convenience of in-suite laundry with added storage, a large sunny balcony with gas line for BBQs, titled underground parking, and a secure, well-managed building. Located just steps from shopping, dining, parks, and pathways, with quick access to Deerfoot and Stoney Trail. Great for frequent travellers with quick access to the airport. This move-in-ready condo offers luxury, comfort, and unbeatable convenience in one of Calgary’s most connected communities.