



**42 Harvest Oak Circle NE
Calgary, Alberta**

MLS # A2284275

\$379,900



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|------------------|--|---------------|-------------------|
| Division: | Harvest Hills | | |
| Type: | Residential/Five Plus | | |
| Style: | Bungalow | | |
| Size: | 1,106 sq.ft. | Age: | 1997 (29 yrs old) |
| Beds: | 2 | Baths: | 1 |
| Garage: | Single Garage Attached | | |
| Lot Size: | 0.06 Acre | | |
| Lot Feat: | Low Maintenance Landscape, Rectangular Lot | | |

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|--------------------|--|-------------------|-----------|
| Heating: | Forced Air | Water: | - |
| Floors: | Carpet, Linoleum | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | \$ 427 |
| Basement: | Full | LLD: | - |
| Exterior: | Vinyl Siding, Wood Frame | Zoning: | M-C1 d112 |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s) | | |
| Inclusions: | N/A | | |

Rare opportunity for those searching for a true bungalow townhome with the bonus of both a single attached garage and a walkout basement. As you step into the home, you are greeted by the soaring vaulted ceiling in the living and dining room with a large West facing window that floods the space with natural light. Kitchen offers a functional design with good counter space and cabinets plus a pantry offers more room for your bigger appliances and bulk goods. Not to mention a huge sky light that keeps the space nice and bright. The primary bedroom is well sized and can easily accommodate your king bed and all your furniture plus the large walk-in closet offers more space. The main floor is complete with a roomy second bedroom and a 4-pc bathroom. Head downstairs to the large, unfinished walk-out basement, providing an incredible opportunity to customize to your needs whether that's additional living space, a 3rd bedroom, gym area, or a large storage room. The basement has already been framed including an area for a full bathroom (rough-in is already present). With almost 1,000 square feet of potential living space below grade, this home offers easy main floor living with room to grow. Located in the heart of Harvest Hills, this well managed complex has already completed some major capital improvements that include new shingles in 2025, triple pane windows and a new garage door both installed Feb 2026. New siding in a modern colour palette is currently underway, providing peace of mind knowing these big ticket items have already been looked after. Conveniently located close to shopping, schools and transit plus easy access to the airport, you won't be disappointed in how accessible everything is. Perfect for those looking to a bit more room, empty nesters, or those wanting to transition to a maintenance free lifestyle, this home offers the

ease of condo living without giving up space.