



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

324 Harvest Rose Circle NE
Calgary, Alberta

MLS # A2284804



\$519,900

Division:	Harvest Hills		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,065 sq.ft.	Age:	1997 (29 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Off Street		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Level, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home		

Inclusions: N/A

Fantastic Harvest Hills home located on a quiet street! This four-bedroom, four-level split offers over 1,600 sq ft of total developed living space and is in move-in condition. Recent upgrades include a new furnace (Jan 2021), roof replacement (summer 2017), new vinyl wood plank flooring on the main and upper levels (2024), new toilets (2024), new blinds (2024), fresh paint throughout (2024), and a new washer and dryer (2025). The main level features a bright front living room with large windows, a functional kitchen with ample cabinetry and a window above the sink, and a dining area with a side door leading to the backyard. Stainless steel appliances are included. Upstairs offers three well-sized bedrooms, including a primary bedroom with his-and-her closets and a convenient 2-piece ensuite. The fully developed third level provides a spacious family room with oversized windows, a dedicated office area, and a 3-piece bath. The fourth level includes a den or potential bedroom, offering flexible living space. The property features a low-maintenance front and backyard with perennials and fruit trees, plus a garden shed. There is potential for a side entrance to the basement, ideal for future rental possibilities (buyer to verify). A new detached garage may be built which the buyers are advised to confirm regulations with the City of Calgary regarding a garage suite if desired. Conveniently located close to golf, schools, shopping, and major routes including Deerfoot Trail. A great opportunity in a well-established community!