



**GRASSROOTS**  
REALTY GROUP

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**104, 7 Harvest Gold Manor NE  
Calgary, Alberta**

**MLS # A2285324**



**\$314,900**

<b>Division:</b>	Harvest Hills		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	947 sq.ft.	<b>Age:</b>	1998 (28 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Parkade, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

**Heating:** Baseboard

**Floors:** Laminate, Vinyl Plank

**Roof:** Asphalt Shingle

**Basement:** -

**Exterior:** Vinyl Siding, Wood Frame

**Foundation:** -

**Features:** Pantry, Vinyl Windows

**Water:** -

**Sewer:** -

**Condo Fee:** \$ 638

**LLD:** -

**Zoning:** M-C1 d75

**Utilities:** -

**Inclusions:** Wheelchair ramp

**FULLY WHEELCHAIR ACCESSIBLE!** This completely customized condo was designed at the build stage for fully independent wheelchair living. Offering 945 square feet, this bright, open concept corner unit is filled with natural light from large windows and only shares one wall, giving you both privacy and peace. The doorframe into the unit, onto the balcony and all interior doors are a full 36" wide so there are no barriers for a wheelchair to move around in the space. Plus the floor in the condo is a combination of laminate and vinyl plank...no carpet at all so movement is easy. The kitchen is a functional design with countertops set at 32 inches around both the sink and peninsula island for comfortable everyday use (Counter around the stove is standard height). The primary bedroom is spacious and can easily fit your king bed and furniture plus there is already a ceiling track present that can accommodate a lift. The ensuite features a fully wheel-in shower with a grab bar, designed for ease and safety. The bathroom vanities are also built at 32" height for good accessibility. Closet doors have already been removed for easy access and function. Accessibility extends beyond the unit itself, with ramp access into the building and onto the private balcony plus there is an elevator for access to the parkade. The unit comes with a storage locker and an assigned parking stall that's wider than most giving you more room to get in and out of the van. Located in a convenient area with easy access to shopping (TnT is across the street), services, and transit, this home offers true accessibility without compromise. This is a purpose built space that genuinely meets the needs of someone using a wheelchair while still feeling like home. A rare offering that requires no work or modifications. Move-in ready for those needing a wheelchair accessible,

barrier free living!