



**2302, 20 Harvest Rose Park NE  
Calgary, Alberta**

**MLS # A2290678**



**\$300,000**

<b>Division:</b>	Harvest Hills		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	972 sq.ft.	<b>Age:</b>	1998 (28 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Fireplace(s), Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 509
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	M-C1 d75
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home, Open Floorplan		

**Inclusions:** TV bracket in living room & closet in dining area

Top Floor Corner Unit with Incredible Natural Light in Prime Location! Welcome to this bright and beautifully maintained 2 bedroom, 2 full bathroom top-floor corner unit featuring large windows and an abundance of natural light throughout. The open-concept layout is highlighted by stunning maple coffee hardwood floors that flow through the living room, dining area, hallway, and foyer. The kitchen offers generous counter space, plenty of cabinetry, stainless steel appliances, and a raised breakfast bar that overlooks the spacious living room—complete with a cozy gas fireplace. Perfect for entertaining or relaxing at the end of the day. The primary bedroom features a walk-through closet leading to a private 4-piece ensuite which includes a jetted tub (new toilet installed in 2022). The second bedroom is ideal for guests, a roommate, or a home office. You’ll also appreciate the in-suite storage room by the front entrance & additional attached storage room on the large balcony. A new washer and dryer was installed (2021) for added convenience. One of the best features? Your parking stall is located directly in front of the unit and is visible from the deck—making winter mornings easier when using a remote car starter. The location is unbeatable—just off 96 Avenue with immediate access to a fantastic shopping plaza including T&T Supermarket, Tim Hortons, Rexall, The Canadian Brewhouse, Harvest Hills Auto, dental services, restaurants, and more. The 300 BRT bus on 96 Avenue provides direct access to the airport in approximately 8–10 minutes, and you’ll enjoy quick connections to Deerfoot Trail and Stoney Trail for easy commuting anywhere in the city. This is an exceptional opportunity for first-time buyers, investors, or downsizers looking for convenience, comfort, and a fantastic location.