



**63 Harvest Glen Heights NE
Calgary, Alberta**

MLS # A2291543



\$360,000

Division:	Harvest Hills		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,010 sq.ft.	Age:	1994 (32 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Driveway, Single Garage Attached		
Lot Size:	0.03 Acre		
Lot Feat:	Other		

Heating:	Fireplace(s), Forced Air	Water:	-
Floors:	Ceramic Tile, Laminate, Other	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 433
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	M-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks, Walk-In Closet(s)		

Inclusions: Tv and Mount, Refrigerator, Dishwasher, Washer, Dryer

Welcome to this lovely 3-bedroom, 2-bathroom townhome in the heart of Harvest Hills, located in a quiet, family-friendly neighbourhood — as seen on social media. With easy access to major roadways, the airport, shopping, restaurants, the library, golf courses, a movie theatre, recreation centres, and more, this location offers incredible convenience for everyday living. Surrounded by schools, parks, and playgrounds, this home is an ideal starter for a young family or anyone looking for a comfortable, well-connected community. With a partially finished basement, the home offers over 1,500 sq ft of usable living space, plus the added convenience of a single attached garage and front driveway parking. The main floor features a bright, open-concept layout with a spacious living, dining, and kitchen area designed for both functionality and comfort. The dining space includes a practical built-in coffee bar with additional shelving, while the kitchen is equipped with stainless steel appliances. On cold winter nights, you can relax by the cozy gas fireplace, creating a warm and inviting atmosphere. Step outside to your private, sunny backyard, complete with a concrete patio, planter box for gardening, and a large mature tree that provides shade during the summer months. Upstairs, you'll find a generous primary bedroom with a walk-in closet, along with two additional well-sized bedrooms and a 4-piece main bathroom. The partially finished basement adds even more flexibility, featuring a recreation room that works perfectly as a home office or gym, plenty of storage space, and a kids's playroom with a built-in play kitchen — truly a must-see feature. Over the years, the home has seen several important updates, including hardwood and laminate flooring upstairs, newer carpet on the stairs, a hot water tank, and a brand new washing machine. Most

importantly, the plumbing has been fully replaced — meaning there is NO more Poly-B in the home, offering added peace of mind. Don't wait — contact your favourite Realtor today to book a showing of this fantastic home.