



**226 Harvest Grove Walk NE
Calgary, Alberta**

MLS # A2295624



\$475,000

Division:	Harvest Hills		
Type:	Residential/Four Plex		
Style:	3 (or more) Storey		
Size:	1,484 sq.ft.	Age:	2020 (6 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.02 Acre		
Lot Feat:	City Lot, Corner Lot, Street Lighting		

Heating:	Central	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 327
Basement:	None	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	MGd80
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters		

Inclusions: window blinds

Welcome to this beautifully maintained EAST-FACING TOWNHOUSE in the highly sought-after community of HARVEST HILLS! Offering 3 BEDROOMS, 2.5 BATHROOMS, and a SINGLE ATTACHED GARAGE, this home is perfect for families, first-time buyers, or investors. The main level features a bright and open-concept layout with large windows that fill the space with natural light. The MODERN KITCHEN WITH STAINLESS STEEL APPLIANCES offers ample cabinetry and counter space, seamlessly flowing into the dining and living areas—ideal for both everyday living and entertaining. Step out onto your EAST-FACING BALCONY, perfect for enjoying your morning coffee and sunrise views. Upstairs, you’ll find 3 SPACIOUS BEDROOMS, including a comfortable primary bedroom, along with a well-appointed full bathroom. The additional bedrooms are ideal for family, guests, or a home office. A convenient 2-PIECE POWDER ROOM on the main level adds extra functionality. Located in a prime area close to all amenities including grocery stores such as Sobeys Country Hills (1.5 km), T&T Supermarket Harvest Hills (2.7 km), and Real Canadian Superstore (3.2 km). Enjoy nearby dining options like Sizzling Grill, Casa Catrina, and Brooklyn Dumpling Shop, all within minutes. Cafés including Chai Sutta Bar, Cafe Karak, and Cafe Rewind are also within a short drive. Nature lovers will appreciate being steps away from HARMONY PARK (just a 1-minute walk), as well as Harvest Hills Park and surrounding green spaces. Easy access to schools, transit, major roadways, and all essential amenities makes this an unbeatable location. A PERFECT BLEND OF COMFORT, LOCATION, AND VALUE — DON’T MISS OUT!