



**GRASSROOTS**  
REALTY GROUP

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**2103, 20 Harvest Rose Park NE  
Calgary, Alberta**

**MLS # A2298449**



**\$249,000**

<b>Division:</b>	Harvest Hills		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	939 sq.ft.	<b>Age:</b>	1998 (28 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Assigned, Parkade, Permit Required		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 490
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Other, Stucco	<b>Zoning:</b>	M-C1 d75
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home, Open Floorplan		

**Inclusions:** N/A

Spacious 939 Sq.Ft. Condo | 2 Bathrooms | Open-Concept Living Welcome to #2103, 20 Harvest Rose Park NE, offering 939 sq.ft. of living space with a rare 2-bedroom, 2-BATHROOM layout and an OPEN-CONCEPT floor plan &mdash; a combination not often available in this complex. The OPEN FLOOR PLAN creates a bright and spacious feel, seamlessly connecting the kitchen, dining, and living areas. The primary bedroom includes its own full ENSUITE, while the second bedroom is well-sized and conveniently located near the second bathroom. Additional features include in-suite laundry and one assigned parking stall. Step outside to the WEST-FACING patio, perfect for enjoying the afternoon sun and offering direct access to GREEN SPACE &mdash; ideal for summer evenings or your morning coffee. Conveniently located just minutes from T&T Supermarket, restaurants, express transit to downtown and YYC Airport, the public library, Vivo Recreation Centre, and more. Deerfoot Trail and Stoney Trail are also easily accessible. A great opportunity for first-time buyers, downsizers, or investors looking for a spacious 2-bedroom, 2-bathroom home in a well-managed complex. \*Check out the 3D Tour\*