



**9 Harvest Glen Way NE  
Calgary, Alberta**

**MLS # A2299926**



**\$529,000**

<b>Division:</b>	Harvest Hills		
<b>Type:</b>	Residential/House		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	1,193 sq.ft.	<b>Age:</b>	1993 (33 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Concrete Driveway, Double Garage Attached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Landscaped, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Partial	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters, High Ceilings, No Animal Home, No Smoking Home, Storage, Vinyl Windows		

**Inclusions:** TV Wall Mount

Welcome to this well-maintained and affordably priced home in the established community of Harvest Hills. Offering 1,192 sq. ft. of functional living space, this property is an excellent opportunity for first-time buyers, young families, or investors looking to get into the market. The main floor features a bright and practical layout designed for everyday living, with comfortable living and dining areas that flow seamlessly into the kitchen. Upstairs, you’ll find three well-sized bedrooms and a full bathroom, providing plenty of space for a growing family. A convenient half bath completes the home’s layout. This home has seen several important updates over the years, including new siding and roof (2024), furnace (2018), central air conditioning (2022), and hot water tank (2018). Additional improvements include updated flooring with carpet and laminate (2016), bathroom tub updates (2014), and a deck completed between 2011&ndash;2021. Most windows are original, with some replaced in 2016/2017. Situated on a quiet street, this home offers a great balance of comfort and convenience. Harvest Hills is known for its family-friendly atmosphere, with nearby schools, parks, walking paths, and easy access to major roadways for a quick commute. Shopping, restaurants, and everyday amenities are all just minutes away. This is a fantastic opportunity to own in a desirable northwest Calgary community.