



103, 300 Harvest Hills Place NE  
Calgary, Alberta

MLS # A2304387



**\$354,900**

<b>Division:</b>	Harvest Hills		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	975 sq.ft.	<b>Age:</b>	2020 (6 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Secured, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Wood	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 567
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Wood Frame	<b>Zoning:</b>	M-1
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Closet Organizers, Double Vanity, No Animal Home, No Smoking Home, Open Floorplan, Vinyl Windows, Walk-In Closet(s)		

**Inclusions:** NA

Stunning main floor corner unit! Welcome to this bright and modern 2-bedroom, 2-bathroom unit (builder size 1040SF) that combines style, function, and an unbeatable layout. The open-concept kitchen features crisp white cabinetry, quartz countertops, stainless steel appliances, and a large island perfect for entertaining or casual dining. The space flows seamlessly into the dining and living areas, all filled with natural light from oversized windows. Step outside to your quiet, south facing, oversized private patio, and enjoy direct access (via lockable gate) to green space and pathways within the complex, offering a rare combination of privacy, sunlight, and convenience. Whether you're enjoying your morning coffee, letting the dog out, or heading out for a walk, the ease of ground-level access makes everyday living effortless. Plenty of street parking right outside your unit which is perfect for visitors. The primary bedroom offers a spacious retreat with a walk-in closet with organizers and a ensuite with double sinks and oversized shower. The second bedroom is perfect for guests, a home office, or roommates, located conveniently near the second full bathroom. The building offers main floor storage locker, two bike storage areas, and underground parking. Located in a well-maintained complex close to walking paths, shopping, transit, parks, and major routes (Stoney and Deerfoot) this one won't last long. Two cats or 2 dogs with borad approval as long as they do not weigh more than 35kg when fully grown.