



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

**MLS # A2140547**



**\$419,900**

<b>Division:</b>	Harvest Hills		
<b>Type:</b>	Residential/Four Plex		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,115 sq.ft.	<b>Age:</b>	1994 (30 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Front Drive, Single Garage Attached		
<b>Lot Size:</b>	0.05 Acre		
<b>Lot Feat:</b>	Back Yard, Level		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 394
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	M-CG d44
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home		

**Inclusions:** NONE

Don't miss out on this quaint unit home located in a quiet complex with a single car garage and fully finished basement. This townhouse has over 1600 Sqft of living space with loads of natural light. Few updates including new flooring and new paint. The main floor features an open concept, the kitchen located next to the dining and living room area with west facing patio, there is a two-piece bathroom. This well-maintained home offers a large master bedroom and a HUGE walk-in closet. To complete the second floor, there are two additional good-sized bedrooms and a full 4-piece bathroom. The basement is fully finished, there is a recreation area, room for storage and laundry. The private backyard is the perfect place for summer BBQs and entertaining. This location has all the great amenities nearby, multiple schools, shopping, public transit, and easy access to Beddington Trail and Deerfoot Trail. T & T Super Market and Airport trail. Call today to book your showings.