



**224, 360 Harvest Hills Way NE  
Calgary, Alberta**

**MLS # A2151288**



**\$394,900**

<b>Division:</b>	Harvest Hills		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment		
<b>Size:</b>	840 sq.ft.	<b>Age:</b>	2023 (1 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Parkade, Parking Pad, RV Access/Parking		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 330
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Wood Frame	<b>Zoning:</b>	M-1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Walk-In Closet(s)		
<b>Inclusions:</b>	N/A		

Modern, Private and Spacious(Builder measurement is 904 sqft); Move-in ready. Brand New listing in the community of Harvest Hills, Calgary. You will feel right at home in this very spacious 2 Bedrooms, 2 Bathrooms with open floor plan, 9' ceilings, LVP flooring, Low E triple glazed Windows, electric baseboard heating, BBQ gas line on the balcony, underground parking on title and many more. Upon entrance, you'll be amazed by the open floor plan featuring a gorgeous kitchen with quartz countertops, stainless appliances, plenty of cabinet space, elegant backsplash, a corner pantry, and a central breakfast island. Adjacent to the kitchen is the dining area followed by the bright living room overlooking the green space. 2 spacious bedrooms including the master bedroom with its own walk-in closet and an ensuite with standing shower. The other bedroom is conveniently located right beside the shared bathroom. In-unit laundry along with storage space is just an added bonus. The huge private balcony is a treat and a perfect spot for your morning coffee and evening gatherings. The condo is equipped with AC rough-in giving the future buyer a peace of mind to install an AC. Excellent community with a world full of amenities including the Home Owner's Association featuring a tennis court & schools, parks, Coventry Hill shopping Centre, VIVO Rec Centre, grocery stores, restaurants, cafe's, Home Depot, Superstore, Cineplex, TNT Supermarket, North Pointe bus terminal, under 10 minutes to the Calgary International Airport, and minutes away from 2 major highways including Deerfoot and Stoney Trail. Book your showings today as this beautiful apartment won't last long. Check the virtual tour too!