



**213, 370 Harvest Hills Common NE  
Calgary, Alberta**

**MLS # A2164445**



**\$345,000**

<b>Division:</b>	Harvest Hills		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Low-Rise(1-4)		
<b>Size:</b>	701 sq.ft.	<b>Age:</b>	2019 (5 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Parking Pad, Stall, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 398
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Concrete, Wood Frame	<b>Zoning:</b>	M-1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, No Smoking Home, Quartz Counters		

**Inclusions:** N/A

Welcome to 'The Rise' of Harvest Hills built by BUILDER OF CHOICE Winner, Cedarglen Living. This beautiful and bright two bedroom condo looks and feels like brand new and offers a comfortable yet thoughtfully laid out space to make a great home. The kitchen has a huge island with quartz countertops, beautiful stainless steel appliances and a spacious pantry. Each bedroom comes with oversized closets, offering great storage, and the stacked washer-dryer makes laundry day easy and convenient. Plus, you get two titled parking spots &ndash; one indoor and one outdoor &ndash; along with a shared bike storage area. Pet lovers will appreciate the building's pet-friendly policy, welcoming your furry friends. Location is another strong point: Northern Lights K-5 School is just a 10-minute walk, while Notre Dame High School is less than a 5-minute drive. Whether you're running errands, enjoying the outdoors on nearby pathways, or traveling, the many amenities in the area and proximity to YYC International Airport make life even easier. Make sure you see what The Rise has to offer and you might even be the next to call Harvest Hills home!