



**606 Harvest Grove Walk NE
Calgary, Alberta**

MLS # A2183005



\$519,900

Division:	Harvest Hills		
Type:	Residential/Five Plus		
Style:	3 Storey		
Size:	1,653 sq.ft.	Age:	2019 (5 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached, Garage Faces Rear, Insulated,		
Lot Size:	0.02 Acre		
Lot Feat:	Fruit Trees/Shrub(s), Front Yard, Low Maintenance Landscape, Interior Lot, L		

Heating:	Forced Air, Natural Gas	Water:	Public
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 367
Basement:	None	LLD:	-
Exterior:	Cement Fiber Board, Stone, Wood Frame	Zoning:	M-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Ceiling Fan(s), Closet Organizers, Double Vanity, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Storage, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	N/A		

****QUICK POSSESSION - JAN 2025**AMAZING VALUE AND PRICE**INDOOR PARKING FOR TWO CARS - SIDE BY SIDE**** This trendy 3-story townhome is ideally located in the community of Harvest Hills and close to the many amenities - Transit, Parks, and Shopping, pathways, dog parks, and FUN! The ground floor displays a sizeable main entrance with a hobby room, a laundry area with a stacked washer/dryer, storage, and quick access to your garage. The spacious upper main living area includes beautiful engineered luxury vinyl plank flooring, a large living room, a stylish kitchen with quartz counter tops / upgraded chevron tile kitchen backsplash / Shaker style white cabinets & upgraded stainless steel appliances. Including a gas stove with hood fan. A sizeable south-facing outdoor balcony is off the family-approved dining room and offers a covered BBQ area. The upper floor features 3 good-sized bedrooms and 2 full bathrooms. **BONUS:** The primary bedroom layout features a private en suite with quartz countertops, a 5' shower with a glass door, and dual sinks & big walk-in closet. This trendy townhome with a modern décor palette has everything you need with a functional yet stylish layout. An early 2025 possession date is available! Call your friendly REALTOR(R) to book a viewing!