



**102, 360 Harvest Hills Common NE  
Calgary, Alberta**

**MLS # A2185330**



**\$399,400**

<b>Division:</b>	Harvest Hills		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Low-Rise(1-4)		
<b>Size:</b>	955 sq.ft.	<b>Age:</b>	2019 (6 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 540
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Cement Fiber Board	<b>Zoning:</b>	M-1
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Walk-In Closet(s)		

**Inclusions:** N/A

Welcome to #102 - 360 Harvest Hills Common NE! Discover the perfect blend of comfort and convenience in this 2019 built, two bedroom, two bathroom 954-square-foot ground-floor corner unit located in the vibrant community of Harvest Hills. With a spacious layout and thoughtful design, this home is an excellent choice for those seeking accessibility, modern living and a low-maintenance lifestyle. Step into a bright and inviting space with large windows that bathe every corner in natural light. One of the first things you'll notice is the unit's impressive size, as it boasts one of the largest floor plans in the building. The open-concept floor plan flows seamlessly, offering plenty of room to relax or entertain, and a hallway that tucks the primary bedroom away. The living space also has the opportunity to add an A/C unit with ease, as a rough in has been added. Both bedrooms are generously sized, with the primary bedroom including a large walk in closet and a spa-like bathroom, featuring double-vanity sinks and a large stand-up shower. The kitchen is a chef's dream, featuring a large quartz countertop, stainless steel appliances, ample amount of cupboard space, and a large pantry. A standout feature is the expansive wrap-around balcony, perfect for enjoying morning coffee, or cultivating your own garden. This ground-floor unit is ideal for anyone looking for easy access without the hassle of stairs or elevators. The underground parking stall is also easy and quick to access, as it is located directly near the exit. This unit makes accessibility simple and is aimed for individuals that want easy-living, have pets, or individuals who seek mobility-friendly living. Located in the sought-after neighbourhood of Harvest Hills, this home places you just moments away from shopping centres, grocery stores, and everyday amenities. Commuting is a breeze with quick access to major

highways like Deerfoot Trail and Stoney Trail, connecting you to the rest of the city and beyond. Whether you're a first-time buyer, downsizing, or looking for a smart investment, #102-360 Harvest Hills Common offers the perfect opportunity. Contact me today to arrange a private viewing!