



**GRASSROOTS**  
REALTY GROUP

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217, 360 Harvest Hills Way NE  
Calgary, Alberta

MLS # A2188099



**\$399,999**

<b>Division:</b>	Harvest Hills		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Low-Rise(1-4)		
<b>Size:</b>	840 sq.ft.	<b>Age:</b>	2022 (3 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Assigned, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 330
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Concrete, Wood Frame	<b>Zoning:</b>	M-1
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, High Ceilings, Quartz Counters, Storage		

**Inclusions:** N/A

Welcome to the community of HARVEST HILL! This spacious 2 Bedroom, 2 Bathroom Open Plan has 9 Ft Ceilings, Massive Patio. Kitchen offers a Built in Dining Table, Quartz Countertops. Living room has direct access to the PATIO. Good Sized Primary Bedroom, Upgraded Spa Like Ensuite Bath with Dual-Sinks and a WALK IN Closet. Second bedroom also has a WALK IN Closet. There is 4 piece Bath and Large Laundry Room with storage. Underground Parking has Bike Storage room used by people living in the building. The community has HOA Amenities including Park, Playground, Tennis Courts, Garden Beds. Pets are allowed. Don't miss this opportunity to own this Beautiful unit.