



**105, 7 Harvest Gold Manor NE  
Calgary, Alberta**

**MLS # A2190761**



**\$289,900**

<b>Division:</b>	Harvest Hills		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment		
<b>Size:</b>	878 sq.ft.	<b>Age:</b>	1998 (27 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Heated Garage, Stall, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 583
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	M-C1
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Laminate Counters, Natural Woodwork, Track Lighting, Walk-In Closet(s)		

**Inclusions:** n/a

Welcome to this charming 2-bedroom, 2-bathroom condo in the family-friendly, pet-friendly community of Harvest Hills. This ground-level unit offers convenience and comfort, with an ideal layout that includes a comfortable living room, gas fireplace and a bright kitchen with new refrigerator, dishwasher and electric range. The master bedroom features its own ensuite bathroom, while the second bedroom is perfect for guests or a home office. Whether you’re looking to refresh the space with modern finishes or fully renovate, this is the perfect canvas for your ideas. Situated in the desirable Harvest Hills neighborhood, you’ll enjoy easy access to a variety of amenities. Just minutes away, there’s Harvest Hills Golf Course for golf enthusiasts and plenty of nearby green spaces for outdoor activities. Shopping is a breeze with the Harvest Hills Crossing shopping center offering grocery stores, restaurants, and other essential services. For those who love outdoor adventures, nearby Nose Hill Park provides scenic walking trails and open spaces. Commuting is simple with quick access to Deerfoot Trail, and public transportation is easily accessible, making this home ideal for both first-time buyers, investors or anyone looking to downsize in a fantastic community. Don’t miss out – book your showing today!