



**406, 300 Harvest Hills Place NE
Calgary, Alberta**

MLS # A2195167



\$284,900

Division:	Harvest Hills		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment		
Size:	584 sq.ft.	Age:	2020 (5 yrs old)
Beds:	1	Baths:	1
Garage:	Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Tile, Vinyl	Sewer:	-
Roof:	-	Condo Fee:	\$ 360
Basement:	-	LLD:	-
Exterior:	Wood Frame	Zoning:	M-1
Foundation:	-	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters		

Inclusions: N/A

Perched on the top floor, this beautifully upgraded 1-bedroom apartment offers modern living with breathtaking south-facing city views. With a bright, open layout and high-end finishes, this home is perfect for professionals, first-time buyers, or investors looking for a stylish urban retreat. Step inside to discover a thoughtfully designed space featuring sleek flooring, contemporary lighting, and large windows that flood the home with natural light. The open-concept living and dining area extends onto a private south-facing balcony, where you can soak in panoramic city and nature views and enjoy spectacular sunsets. The modern kitchen is a chef's delight, boasting quartz countertops, high-end stainless steel appliances, and custom cabinetry that maximizes storage and style. The 10' island doubles as a sitting area! Whether you're preparing a quick meal or hosting friends, this space is as functional as it is beautiful. Off to the side, there is a wonderful laundry room that can double as a storage room or even could be used as a pantry or a place to put a bike! The spacious bedroom is a true sanctuary, featuring a large sunny south window, ample closet space, and a serene ambiance perfect for restful nights. A stylish bathroom with elegant finishes and a deep tub completes the unit. This well-maintained building offers a range of amenities, including secure entry, community garden, and numerous pathways. Complete with air conditioning and shows brand new. Don't miss this rare opportunity to own arguably the best one bedroom in the whole complex!