

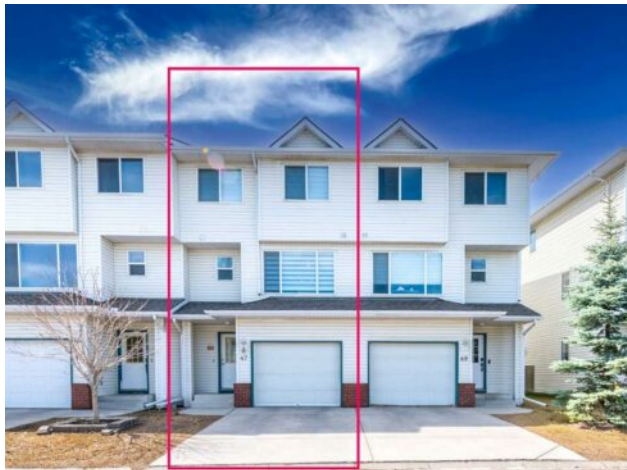


GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

47 Harvest Oak Circle NE
Calgary, Alberta

MLS # A2211506



\$429,900

| | | | |
|------------------|----------------------------------|---------------|-------------------|
| Division: | Harvest Hills | | |
| Type: | Residential/Four Plex | | |
| Style: | 2 Storey | | |
| Size: | 1,192 sq.ft. | Age: | 1997 (28 yrs old) |
| Beds: | 3 | Baths: | 1 full / 1 half |
| Garage: | Driveway, Single Garage Attached | | |
| Lot Size: | 0.05 Acre | | |
| Lot Feat: | Back Yard, Landscaped | | |

| | | | |
|--------------------|----------------------------------------------------------------------------------------------------------------|-------------------|--------|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Laminate, Tile | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | \$ 369 |
| Basement: | Finished, Full | LLD: | - |
| Exterior: | Vinyl Siding, Wood Frame | Zoning: | M-C1 |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Kitchen Island, Laminate Counters, Low Flow Plumbing Fixtures, No Animal Home, No Smoking Home, Open Floorplan | | |

Inclusions: N/A

OPEN HOUSE SATURDAY APRIL 19 FROM 1PM TO 4 PM!!! Welcome to this fantastic 4-level split townhouse located in the highly convenient and family-friendly community of Harvest Hills — This is a perfect home, offering independent split sections and privacy to the residents. It has been modernized with new blinds, fresh paint and updated closets in all bedrooms to maximize storage as well as hanging. The kitchen is refurnished with new appliances, all replaced in 2025. The kitchen is designed as a very spacious and comfortable section of the house enough to have an island as well as accommodate a comfortable sitting and dining space All ceiling lights were replaced in 2024 for elegance, with an option to switch lighting from bright white to warm white. The upper level offers three generously sized bedrooms and a large bathroom featuring double vanity sinks. The spacious walk-in closet this size is a rare find in a townhouse. A finished basement is another bonus feature providing opportunity for to be transformed into a recreation room, play area, or home office. The property also includes a front-attached single garage for added convenience. The accessibility and location of this house is amazing with public transit and major roads within 2 mins of walking distance and both Deerfoot and Stoney connected within 4 mins of drive. In addition, its located within 2km of elementary, middle and high schools and only 500 meters away from nearest commercial center with Canada's top retailers in all categories.