

106, 300 Harvest Hills Place NE  
Calgary, Alberta

MLS # A2178105



**\$269,900**

<b>Division:</b>	Harvest Hills		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment		
<b>Size:</b>	557 sq.ft.	<b>Age:</b>	2020 (4 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Stall		
<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>	\$ 324
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	M-1
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, High Ceilings, Kitchen Island, Quartz Counters		

**Inclusions:** Wall Mounted Air Conditioner

Welcome to Harvest Hills Place NE! This charming one-bedroom, one-bathroom main floor unit offers the ultimate convenience in condo living. Enter through the foyer into a bright, spacious open concept living and dining area, perfect for entertaining. The modern kitchen features stainless steel appliances, plenty of cupboard space, and a handy breakfast bar. You will love the 9-foot ceilings, the large kitchen island and quartz countertops, and sparkling cabinetry. And the flooring throughout is luxury vinyl plank, virtually indestructible. All-in-all a modern space to enjoy, along with a living room that accommodate your choice of furnishings for cozy evenings at home. The good-sized bedroom includes a large closet and easy access to the 4 pce bathroom, which boasts contemporary fixtures and a relaxing bathtub. Enjoy in-suite laundry and additional storage, making organization a breeze. Step out onto your private patio to savor the fresh air, perfect for morning coffee or evening relaxation. And feast your eyes (and senses) on the walking path, accessible via the patio gate, stone drybed and the pedestrian bridge - a charming addition to the garden-like atmosphere. This pet-friendly building (with Board Approval) is ideally located close to parks, shopping, and major roadways, making your commute a breeze. An assigned titled stall is included, ensuring convenience and ease of access. This move-in-ready unit with low condo fees of \$324.22 per month make this home perfect for first-time buyers, downsizers, or investors. Don't miss your chance to make this your new home!