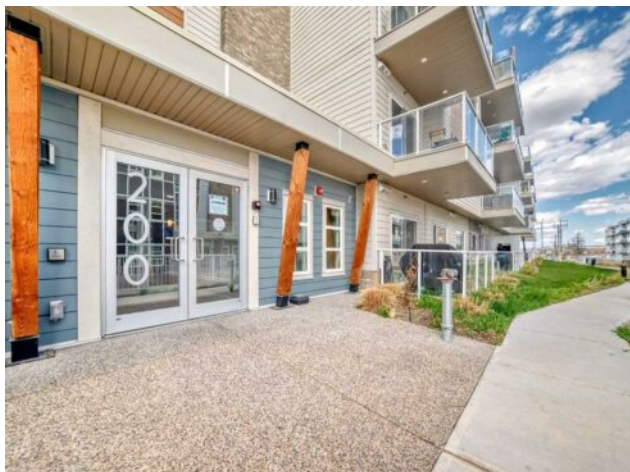


308, 200 Harvest Hills Place NE
Calgary, Alberta

MLS # A2214373



\$389,900

Division:	Harvest Hills		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,079 sq.ft.	Age:	2021 (4 yrs old)
Beds:	2	Baths:	2
Garage:	Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 681
Basement:	-	LLD:	-
Exterior:	Concrete, Mixed, Wood Frame	Zoning:	M-1
Foundation:	-	Utilities:	-

Features: Breakfast Bar, Ceiling Fan(s), Closet Organizers, High Ceilings, Low Flow Plumbing Fixtures, No Smoking Home, Open Floorplan, Quartz Counters, Storage, Vinyl Windows

Inclusions: Shelves on the walls

PRICED TO SELL! Welcome to the Rise of Harvest Hills, where LUXURY MEETS CONVENIENCE! This stunning 3rd floor FULLY UPGRADED CORNER UNIT with AIR CONDITIONING offers 2 spacious bedrooms and 2 full bathrooms, and feels just like stepping into a SHOW SUITE. As you enter, you're welcomed by an open and airy living space filled with natural light from EXPANSIVE WINDOWS and 9' ceilings. The MODERN KITCHEN is a chef's dream, featuring elegant quartz countertops, premium stainless steel appliances, and generous counter space. Whether you're hosting or relaxing, the layout is ideal for comfort and entertaining. The primary bedroom is a true retreat, offering a LUXURIOUS ENSUITE and walk-in closet. The second bedroom is generously sized and conveniently located next to the stylish second bathroom—making it perfect for guests or roommates. A dedicated LAUNDRY/STORAGE adds practical convenience. Step outside to your WRAP-AROUND BALCONY, complete with a gas line—perfect for BBQs and enjoying SCENIC VIEWS with your morning coffee. Enjoy TITLED UNDERGROUND PARKING and main floor STORAGE, all in a secure, beautifully maintained building. The Rise of Harvest Hills is just a short walk to shopping, dining, parks, pathways, and all amenities. Plus, with quick access to Deerfoot and Stoney Trail, commuting is a breeze. Don't miss your chance to own a piece of luxury in one of Calgary's most desirable communities. Schedule your private viewing today!