

15 Harvest Gold Place NE  
Calgary, Alberta

MLS # A2227170



**\$399,000**

<b>Division:</b>	Harvest Hills		
<b>Type:</b>	Residential/Four Plex		
<b>Style:</b>	2 Storey		
<b>Size:</b>	118 sq.ft.	<b>Age:</b>	1998 (27 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	0.04 Acre		
<b>Lot Feat:</b>	Back Yard, Landscaped		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 469
<b>Basement:</b>	Full, Partially Finished	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-C1 d75
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Smoking Home		

**Inclusions:** N/A

Welcome to this 2-storey townhouse located in the desirable community of Harvest Hills. This home offers 3 spacious bedrooms, 1.5 baths, and a single attached garage. Enjoy a bright and open main floor featuring laminate flooring, a cozy gas fireplace, and patio doors that lead to your private deck, perfect for relaxing or entertaining. The kitchen and dining areas are functional and inviting, while the half bath adds convenience for guests. Upstairs, you'll find carpeted bedrooms and a 5-piece main bathroom ideal for families. The partially finished basement includes a den and generous storage space, ready for your personal touch. Situated close to schools, shopping, and public transit, this well-maintained townhouse is a fantastic opportunity for first-time buyers or investors!