

**305, 7 Harvest Gold Manor NE
Calgary, Alberta**

MLS # A2266117



\$330,000

Division:	Harvest Hills		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	876 sq.ft.	Age:	1998 (27 yrs old)
Beds:	2	Baths:	2
Garage:	Assigned, Electric Gate, Enclosed, Garage Door Opener, Heated Garage, Pa		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Hot Water	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 589
Basement:	-	LLD:	-
Exterior:	Composite Siding, Mixed, Vinyl Siding	Zoning:	M-C1 d75
Foundation:	-	Utilities:	-
Features:	Ceiling Fan(s), High Ceilings, Open Floorplan, Pantry, Storage, Vaulted Ceiling(s)		

Inclusions: NONE

Welcome to Unit 305 at 7 Harvest Gold Manor NE—an exceptional top-floor home that stands out as one of the best in the building - only one direct neighbour! This bright and airy unit is defined by its soaring vaulted ceilings and a stunning wall of windows that fill the open-concept living space with natural light. Step inside to discover a spacious layout featuring a formal dining area and a comfortable living room complete with a cozy gas fireplace. The well-appointed kitchen is semi-open to the main living area, providing the perfect balance of connection and privacy. A dedicated den or home office offers an ideal workspace for those working remotely or needing a quiet retreat. The thoughtfully designed floor plan features two bedrooms located on opposite ends of the unit for maximum privacy. The primary suite includes a walk-through closet leading to a private 3-piece ensuite, while the generous second bedroom is conveniently adjacent to the main 4-piece bath. Additional highlights include in-suite laundry, a dedicated storage room, and a private balcony with a gas line for your BBQ—perfect for relaxing or entertaining. This unit also includes a heated underground parking stall with a full storage cage at the front for added convenience. Ideally situated close to transit, shopping, major routes, and the airport, this is a rare opportunity to own one of the most desirable top-floor units in the complex. Don't miss your chance—book your showing today!