

**3313, 20 Harvest Rose Park NE
Calgary, Alberta**

MLS # A2272007



\$265,000

Division:	Harvest Hills		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	964 sq.ft.	Age:	1998 (27 yrs old)
Beds:	2	Baths:	2
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet	Sewer:	-
Roof:	-	Condo Fee:	\$ 535
Basement:	-	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-C1 d75
Foundation:	-	Utilities:	-
Features:	No Animal Home, No Smoking Home		

Inclusions: Six shelving units in kitchen, three shelving in dining, tv mounts x 2, white cabinet in hallway.

Welcome to this spacious and beautifully designed top-floor corner unit, offering 964 sq. ft. of bright, open living space. With an east-and south-facing wraparound balcony, this home is drenched in natural light from sunrise to afternoon, creating a warm and inviting atmosphere throughout. Featuring two generous bedrooms and two full bathrooms, including a private primary ensuite, this layout is perfect for first-time home buyers, small families, downsizers, or anyone seeking comfort and convenience. The unit boasts tons of in-suite storage, a large and functional kitchen with plenty of counter space, and a cozy gas fireplace that anchors the spacious living area. Enjoy the convenience of in-suite laundry, plus the security and comfort of an underground parking stall. Located in a quiet, well-managed complex, this home combines peace of mind with unbeatable accessibility. You're just minutes from shopping, the airport, major roadways, and all the amenities that make Harvest Hills one of the city's most sought-after communities. Bright, spacious, and move-in ready—this top-floor gem checks all the boxes. Don't miss your chance to make it yours!