

**107, 360 Harvest Hills Common NE  
Calgary, Alberta**

**MLS # A2278636**

**\$399,000**



<b>Division:</b>	Harvest Hills		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	973 sq.ft.	<b>Age:</b>	2018 (8 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 567
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete, Stucco, Wood Frame	<b>Zoning:</b>	M-1
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Walk-In Closet(s)		

<b>Inclusions:</b>	All the Wooden fixtures in the closets.
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Welcome to Harvest Hills, a well-established community in NE Calgary offering an ideal blend of convenience and lifestyle, featuring Harvest Hills Lake, The Golf Centre at Harvest Hills, Harvest Hills Parks, and the Harvest Hills Community Garden, with nearby amenities including Landmark Cinemas, Canadian Tire, The Home Depot, Sobeys, and additional shopping and dining options just north of the community, while within the neighborhood to the east you'll find Starbucks, Kinjo Sushi, and other local shops, along with excellent school options such as Ascension of Our Lord School, Northern Lights School, and Notre Dame High School; this spacious 2-bedroom, 2-bathroom condo offers a thoughtfully designed layout with luxury finishes throughout, a primary bedroom that comfortably fits a king-size bed with side tables, a primary ensuite featuring a double vanity and walk-in closet, a modern kitchen with upgraded quartz countertops and high-end finishes, and bright open living spaces, with the standout feature being the expansive wrap-around balcony that provides generous outdoor living space, ample sunlight, and endless possibilities for relaxation or entertaining; an exceptional opportunity for those looking to secure their next home in a prime Calgary location.