

**222, 360 Harvest Hills Way NE**  
**Calgary, Alberta**

**MLS # A2160597**



**\$385,000**

<b>Division:</b>	Harvest Hills		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Low-Rise(1-4)		
<b>Size:</b>	845 sq.ft.	<b>Age:</b>	2022 (2 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>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 330
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Concrete, Wood Frame	<b>Zoning:</b>	M-1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters		

**Inclusions:** N/A

Welcome to this modern, private, and spacious move-in ready condo in the desirable community of Harvest Hills. This inviting 2-bedroom, 2-bathroom unit features a bright south-facing exposure, filling the space with natural light. The open floor plan includes 9' ceilings, luxury vinyl plank (LVP) flooring, Low-E triple-glazed windows, and electric baseboard heating. Additional highlights include a BBQ gas line on the balcony, underground parking, and more. Upon entering, you'll be impressed by the open layout, showcasing a stylish kitchen with quartz countertops, stainless steel appliances, ample cabinet space, an elegant backsplash, and a central breakfast island. The kitchen flows seamlessly into the dining area and the sun-soaked living room, creating a perfect space for entertaining. This home offers two spacious bedrooms, including a master suite with a walk-in closet and a private ensuite with a standing shower. The second bedroom is conveniently located next to the shared bathroom. In-unit laundry and extra storage further enhance the convenience of this home. Step outside to the large, private balcony, ideal for enjoying your morning coffee or hosting evening gatherings. The condo also comes with AC rough-in, offering future homeowners the option to easily install air conditioning. Situated in a fantastic community, this home is surrounded by a wealth of amenities, including a Homeowner's Association with a tennis court, schools, parks, Coventry Hills Shopping Centre, VIVO Rec Centre, grocery stores, restaurants, cafes, Home Depot, Superstore, Cineplex, TNT Supermarket, and the North Pointe bus terminal. It's less than 10 minutes to Calgary International Airport and just minutes away from major highways like Deerfoot and Stoney Trail. Don't miss out on this beautiful apartment—book your showing today! And be sure to check out the

virtual tour!