

**205, 360 Harvest Hills Way NE  
Calgary, Alberta**

**MLS # A2166198**



**\$489,900**

<b>Division:</b>	Harvest Hills		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment		
<b>Size:</b>	1,172 sq.ft.	<b>Age:</b>	2022 (2 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Secured, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 461
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Stone, Wood Frame	<b>Zoning:</b>	M-1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Ceiling Fan(s), Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, See Remarks, Vinyl Windows, Walk-In Closet(s)

**Inclusions:** N/A

RARE 3 BEDROOM, 2 bath OPEN PLAN apartment with open eastern view of nose creek valley (no Buildings to obstruct light or view). Very spacious and open living space, builder size 1267 sqft. , 9 foot ceilings, LVP flooring, Low E Triple glazed windows, baseboard heating, A/C. Expansive kitchen over looking LR, DR and east wall of windows with view of Nose Creek Valley. A bright array of full height cabinetry (soft close drawers) in Kitchen, loads of cabinets and numerous 3 bank pot and pan drawers huge 10 X 3.5 foot quartz working island with sink, bar seating, dishwasher and garbage center, walk-in pantry, separate laundry room. Living room wall insert Electric FIREPLACE addition with remote control for cozy heat and multi-light color selection. Expansive balcony (21 ft X 7 ft) with A/C unit and BBQ gas outlet. Master Bedroom with w/in closet (upgraded wire shelving throughout) and 5 pce ensuite (dble sinks), 2 other bedrooms located on opposite side of Master BR along with 4 pce bath. One titled underground parking stall included . This property is meticulously kept. Conveniently located close to major arteries, 8 mins to airport, 15 - 20 minutes downtown, numerous shopping, entertainment and restaurant venues close by.