

**204, 360 Harvest Hills Common NE**  
**Calgary, Alberta**

**MLS # A2171403**



**\$374,900**

<b>Division:</b>	Harvest Hills		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Low-Rise(1-4)		
<b>Size:</b>	834 sq.ft.	<b>Age:</b>	2019 (5 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, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Tar/Gravel	<b>Condo Fee:</b>	\$ 450
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Cement Fiber Board, Wood Frame, Wood Siding	<b>Zoning:</b>	M-1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), High Ceilings, Kitchen Island, Open Floorplan, Storage		

**Inclusions:** N/A

Discover the perfect blend of modern living and convenience with this 2-bedroom, 2-bathroom condo in the desirable Harvest Hills community. Built in 2019, this well-maintained, 834 SQFT home offers everything you need for a stylish and low-maintenance lifestyle. As you enter, you'll be welcomed by the open-concept layout that enhances the sense of space and light throughout the unit. The kitchen features sleek countertops, contemporary cabinetry, and a large island—ideal for preparing meals or casual dining. The adjoining living and dining areas offer ample space for relaxation and entertainment, with large windows allowing natural light to pour in. The primary bedroom is generously sized and includes a private ensuite bathroom, with a double vanity, ample amount of space which will provide a perfect retreat at the end of the day. The second bedroom is also well-sized, with easy access to the second full 4PC bathroom, making it ideal for a small family, guests or as a home office. Additional highlights include in-suite laundry, ample storage, and a large private balcony with a natural gas hook-up, where you can enjoy your morning coffee, evening relaxation or a BBQ night on in a nice summer evening. This condo also comes with a titled underground parking space, ensuring convenience and security. Located in the vibrant and well-established neighbourhood of Harvest Hills, you'll love being just minutes away from Harvest Hills Lake, where you can enjoy peaceful walks and outdoor activities. Plus, with shopping centres, dining options, many parks nearby, as well as the convenience of Deerfoot Trail and Stoney Trail located minutes away, everything you need is within easy reach. Whether you're a first-time homebuyer, downsizing, or looking for an investment property, 204 - 360 Harvest Hills Common offers a modern, move-in ready

home in a fantastic location. Don't miss this opportunity to call this your home!