

**506 Harvest Grove Walk NE
Calgary, Alberta**

MLS # A2216258



\$529,900

Division:	Harvest Hills		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,747 sq.ft.	Age:	2019 (6 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached, Garage Faces Rear, Insulated,		
Lot Size:	0.02 Acre		
Lot Feat:	Front Yard, Fruit Trees/Shrub(s), Interior Lot, Level, Low Maintenance Landsc		

Heating:	Forced Air, Natural Gas	Water:	Public
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 372
Basement:	None	LLD:	-
Exterior:	Cement Fiber Board, Stone, Wood Frame	Zoning:	M-G
Foundation:	Poured Concrete	Utilities:	-

Features: Breakfast Bar, Built-in Features, Ceiling Fan(s), Closet Organizers, Double Vanity, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Storage, Vinyl Windows, Walk-In Closet(s)

Inclusions: Security system, shelving

****QUICK POSSESSION - JULY 2025 ** AMAZING VALUE AND PRICE ** INDOOR PARKING FOR TWO CARS - SIDE BY SIDE**** This trendy 3-story townhome is ideally located in the community of Harvest Hills and close to the many amenities - Transit, Parks, and Shopping, pathways, dog parks, and FUN! The ground floor displays a sizeable main entrance with a hobby room, storage, and quick access to your garage. The spacious upper main living area includes beautiful engineered luxury vinyl plank flooring, a large living room, a stylish kitchen with quartz counter tops / upgraded chevron tile kitchen backsplash / Shaker style white cabinets & upgraded stainless steel appliances, including an dramatic central island with dark cabinets, flush eating bar and under mount sink. A sizeable south-facing outdoor balcony is off the family-approved dining room and offers a covered BBQ area. The upper floor features three good-sized bedrooms, a laundry area with a stacked washer/dryer, and two full bathrooms. **BONUS:** The primary bedroom layout features a private ensuite with quartz countertops, a shower with a glass door, dual sinks & enormous walk-in closet. This trendy townhome with a modern decor palette has everything you need with a functional yet stylish layout. A summer possession date is available! Call your friendly REALTOR(R) to book a viewing!