

207 Harvest Hills Common NE Calgary, Alberta

MLS # A2216746


\$519,900

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| Division: | Harvest Hills | | |
| Type: | Residential/Four Plex | | |
| Style: | 3 (or more) Storey | | |
| Size: | 1,571 sq.ft. | Age: | 2018 (7 yrs old) |
| Beds: | 3 | Baths: | 2 full / 1 half |
| Garage: | Double Garage Attached | | |
| Lot Size: | 0.02 Acre | | |
| Lot Feat: | Low Maintenance Landscape, Rectangular Lot | | |

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|--------------------|--|-------------------|--------|
| Heating: | Forced Air | Water: | - |
| Floors: | Carpet, Tile, Vinyl Plank | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | \$ 260 |
| Basement: | None | LLD: | - |
| Exterior: | Vinyl Siding, Wood Frame | Zoning: | M-G |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Walk-In Closet(s) | | |

Inclusions: N/A

Experience modern living in this rare 3 Bedroom, 2.5 Bath 1,571 sq ft townhouse highlighted by a double attached insulated garage, 9 foot tall ceiling, quartz kitchen countertops and vinyl plank flooring throughout main level– all nestled in a quiet yet convenient Harvest Hills location. The main level welcomes you with a bright and open Living Room and a spacious Dining Area. The modern Kitchen is designed for both style and function. It features quartz countertops and stainless steel appliances. A central island with an eating bar offers extra seating and prep space. Step out onto the balcony equipped with a BBQ gas line for convenient outdoor dining. A Half Bath completes this level with added everyday functionality. Upstairs you'll find 3 well-sized Bedrooms and 2 Full Bathrooms. The Primary Bedroom offers a Walk-In Closet and a private 4-piece Ensuite featuring a Double Vanity for a touch of luxury and convenience. 2 additional Bedrooms and another 4-piece Bath provide flexibility for family, guests or a home office. All bathrooms offers quartz countertops. This townhouse offers a low-maintenance lifestyle with all essential living space above grade. The entry level includes a large walk-in closet with plenty of storage, a laundry area, and access to the double attached insulated garage. Located close to parks, playgrounds, schools, shopping and major routes including Deerfoot and Stoney Trail. Nearby amenities include Vivo, T&T Supermarket and Country Hills Towne Centre. Don’t miss this!