

**2106, 20 Harvest Rose Park NE
Calgary, Alberta****MLS # A2280667****\$257,900**

Division:	Harvest Hills		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	844 sq.ft.	Age:	1998 (28 yrs old)
Beds:	2	Baths:	1
Garage:	Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 438
Basement:	None	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	M-C1 d75
Foundation:	None	Utilities:	-
Features:	Ceiling Fan(s), Open Floorplan, Storage		

Inclusions: N/A

Welcome to this charming 843 sq. ft. two-bedroom condo, perfectly located within walking distance to T&T Supermarket and Bus Route #300 to downtown. Enjoy easy, maintenance-free living with condo fees that include all utilities, excluding electricity. This inviting home features a bright kitchen with ample cabinetry, generous counter space, and a raised breakfast bar, flowing into the dining area and cozy living room with access to a front concrete patio—perfect for relaxing. Two comfortable bedrooms, a full bathroom with a jetted tub, and in-suite front-load laundry complete the space. Additional perks include convenient mailbox access, one assigned outdoor parking stall, visitor parking, and close proximity to Vivo Recreational Centre, shopping, dining, the airport, and major routes. A lovely home offering comfort, convenience, and great value.