

**303, 100 Harvest Hills Place NE  
Calgary, Alberta**

**MLS # A2163995**



**\$300,000**

<b>Division:</b>	Harvest Hills		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Low-Rise(1-4)		
<b>Size:</b>	577 sq.ft.	<b>Age:</b>	2022 (2 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Heated Garage, Stall, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Hot Water, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Membrane	<b>Condo Fee:</b>	\$ 312
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Cement Fiber Board	<b>Zoning:</b>	M-1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Recessed Lighting, Stone Counters		
<b>Inclusions:</b>	None		

WELCOME TO THE RISE IN HARVEST HILLS. BUILT BY "BUILDER OF CHOICE" WINNER CEDARGLEN LIVING, 5 YEARS RUNNING! Your jaw will drop as soon as you enter this awe-inspiring unit, decked out with notable upgrades throughout. The kitchen is well thought out and features, sleek cabinetry to the ceiling, stainless steel appliances, quartz counter-tops, large island with flush breakfast bar and so much more. Follow the LVP flooring into the living area w/ceilings and access to your private balcony with PANORAMIC VIEWS (peek-a-boo downtown views). The primary bedroom is inviting with closet and a bright window. 2nd bedroom and 4pc bath are close by, perfect for an office/guest room. The expansive laundry and storage room is perfect for all your extra belongings. This gorgeous home comes with 1 titled UNDERGROUND parking stall and there are many visitor stalls and street parking for all your guests. Pet and rental friendly building. HIGHLIGHTS INCLUDE, air-conditioning, LVP and tile flooring throughout (NO CARPET), full size washer/dryer, beautiful cabinetry and of course the VIEWS are what sets this unit apart from the rest. This is a must see, VIRTUAL TOUR AVAILABLE!