

**206, 300 Harvest Hills Place NE  
Calgary, Alberta**

**MLS # A2166038**



**\$279,900**

<b>Division:</b>	Harvest Hills		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Low-Rise(1-4)		
<b>Size:</b>	580 sq.ft.	<b>Age:</b>	2020 (4 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Stall, Titled		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 346
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Cement Fiber Board, Wood Frame	<b>Zoning:</b>	M-1
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, Kitchen Island, Pantry		

**Inclusions:** None

Welcome to this modern, elegant and sunny south-facing one-bedroom, one-bathroom condo that blends style with practicality. As you enter, you'll notice the 9-foot ceilings, luxury vinyl plank flooring, and open-concept design. The kitchen is thoughtfully crafted with a large island, quartz countertops, white cabinetry, and stainless steel appliances. The living room, adjacent to the kitchen, opens onto a south-facing balcony with beautiful garden view outside. The primary bedroom offers a cozy space with a walk-in closet, while a nearby four-piece bathroom is conveniently located. An oversized laundry room provides extra storage. Situated in a beautifully landscaped complex, it's just a 10-minute drive from the airport with easy access to Deerfoot and Stoney Trail. Close to major amenities such as restaurants, shops, a cinema, parks, playgrounds, tennis courts, and schools, this is a great opportunity. Call today to book your showing!