

## 223 Harvest Hills Common NE Calgary, Alberta

**MLS # A2233066**



# \$498,800

|                  |                             |               |                  |
|------------------|-----------------------------|---------------|------------------|
| <b>Division:</b> | Harvest Hills               |               |                  |
| <b>Type:</b>     | Residential/Four Plex       |               |                  |
| <b>Style:</b>    | 2 Storey                    |               |                  |
| <b>Size:</b>     | 1,631 sq.ft.                | <b>Age:</b>   | 2019 (6 yrs old) |
| <b>Beds:</b>     | 2                           | <b>Baths:</b> | 2 full / 1 half  |
| <b>Garage:</b>   | Double Garage Attached      |               |                  |
| <b>Lot Size:</b> | 0.02 Acre                   |               |                  |
| <b>Lot Feat:</b> | Landscaped, Rectangular Lot |               |                  |

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

**Inclusions:** N/A

Good starter home or investment property. Welcome to this well kept townhouse in convenient Harvest Hills. It features 9 feet ceiling and LVP flooring on the main floor, knock down ceiling, quartz counter tops in the kitchen and bathrooms, stainless steel appliances, and double attached garage. Upper floor with 2 large master bedrooms, one with double vanity sinks and shower, and the other with sink and bath tub. Both of them with large walk in closets, and upper floor laundry room. Main floor with open concept and big windows, large and sunny living room, open kitchen, and spacious dining area, sliding door to covered balcony with BBQ gas line. It is walking distance to tennis court, closes to the playground, shopping, public transit, and easy access to major roads. \*\* 223 Harvest Hills Common NE \*\*