

**306, 360 Harvest Hills Way NE**  
**Calgary, Alberta**

**MLS # A2253524**



**\$459,000**

<b>Division:</b>	Harvest Hills		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	1,188 sq.ft.	<b>Age:</b>	2022 (3 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 494
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Cement Fiber Board, Concrete, Wood Frame	<b>Zoning:</b>	M-1
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Walk-In Closet(s)		

**Inclusions:** N/A

Step inside this bright and spacious 3-bedroom, 2-bathroom condo at the Pinnacle in Harvest Hills, where everyday comfort meets convenience. With 1,188 sq ft of thoughtfully designed living space, the west-facing windows and 9-foot ceilings fill the home with natural light from morning to evening. The open-concept kitchen, complete with quartz counters, stainless steel appliances, and a large island, flows seamlessly into the dining and living areas—perfect for shared meals, entertaining friends, or simply relaxing at the end of the day. The primary suite features a walk-through closet and a private ensuite with dual sinks, while two additional bedrooms provide flexibility for guests, family, or a home office. Enjoy the ease of air conditioning, in-suite laundry, and luxury vinyl plank flooring throughout. A covered balcony offers a sunny retreat for coffee or evening conversations. Titled underground parking adds security and convenience year-round. Located steps from parks, schools, restaurants, and shopping, and just minutes to major routes and the airport, this is more than a condo—it's a lifestyle in one of North Calgary's most connected communities.