

**305, 200 Harvest Hills Place NE  
Calgary, Alberta**

**MLS # A2283997**



**\$349,999**

<b>Division:</b>	Harvest Hills		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	836 sq.ft.	<b>Age:</b>	2021 (5 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Parkade, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 492
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Concrete, Mixed, Wood Frame	<b>Zoning:</b>	M-1
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, No Smoking Home, Open Floorplan		

**Inclusions:** NA

Experience elevated condo living at The Rise of Harvest Hills in this impeccably upgraded third-floor unit offering two bedrooms and two full bathrooms with a true show-suite feel. Flooded with natural light from expansive windows and enhanced by 9&rsquo; ceilings, the open-concept layout is both airy and inviting. The designer kitchen features quartz countertops, a custom tile backsplash, two-tone white and deep blue cabinetry, premium stainless steel appliances including a fridge with ice and water, a large island, perfect for everyday living or entertaining. The primary bedroom is a private retreat with a walk-in closet and a spa-inspired ensuite showcasing illuminated vanity mirrors, while the second bedroom is ideally positioned next to a stylish four-piece bath with tub, making it perfect for guests or roommates. Enjoy the convenience of in-suite laundry with added storage, a large sunny balcony with gas line for BBQs, titled underground parking, and a secure, well-managed building. Located just steps from shopping, dining, parks, and pathways, with quick access to Deerfoot and Stoney Trail. Great for frequent travellers with quick access to the airport. This move-in-ready condo offers luxury, comfort, and unbeatable convenience in one of Calgary&rsquo;s most connected communities.