



DON'T GAMBLE WITH YOUR HOME.
RE/MAX JACK
OUELLETTE
ASSOCIATE

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313, 7 Harvest Gold Manor NE
Calgary, Alberta

MLS # A2246940



\$336,000

Heating:	Central, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 589
Basement:	-	LLD:	-
Exterior:	Cedar, Vinyl Siding	Zoning:	M-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Elevator, High Ceilings		
Inclusions:	None		

Bright South Facing Condo in a pet-friendly building on top floor !!! You’ll love this two-bedroom, two-bathroom 878 sq. ft. home with underground parking, perfectly located in the desirable neighborhood of Harvest Hills. This open-concept layout features a spacious living room with a high vaulted ceiling and stunning ceiling-height windows that flood the space with natural light. A set of French doors leads to your private patio – the perfect spot to enjoy your morning coffee while basking in the warm south-facing sunlight. South exposure is considered the most desirable, offering more natural light throughout the day and creating a warm, inviting atmosphere year-round. The cozy gas fireplace is sure to please on those cool winter nights. The well-appointed kitchen offers plenty of beautiful cabinets. The primary bedroom boasts a walk-through closet leading to a private three-piece ensuite. The second bedroom can easily function as a guest room, home office, or flex space. Additional features include a four-piece main bath, in-suite laundry, a storage room, and a front hall closet. Your underground end parking stall (# 38) has convenient quick access via stairs located right beside your unit’s entrance. All of this comes in an amazing location – steps to grocery stores (T&T, Superstore), pharmacies, gas stations, banks, a movie theater, and various other shops and services. Easy access to Stoney and Deerfoot Trails, minutes to the airport, and a BRT bus stop into downtown is right across the street.