

425, 360 Harvest Hills Way NE
Calgary, Alberta

MLS # A2245053



\$370,000

Division:	Harvest Hills		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	733 sq.ft.	Age:	2023 (2 yrs old)
Beds:	2	Baths:	2
Garage:	Plug-In, Stall, Titled		
Lot Size:	-		
Lot Feat:	-		

Heating:	Central	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 303
Basement:	-	LLD:	-
Exterior:	Concrete, Mixed, Other	Zoning:	M-1
Foundation:	-	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Vinyl Windows		
Inclusions:	none		

Welcome to this beautiful TOP-FLOOR 2 BEDROOM 2 BATHROOM CONDO the vibrant community of **HARVEST HILLS**! This modern and stylish unit offers the perfect blend of comfort, convenience, and investment potential — with **SHORT-TERM RENTALS (LIKE AIRBNB AND VRBO) ALLOWED**, it's a fantastic opportunity for homeowners and investors alike. Inside, you'll love the bright and open layout featuring a **TRENDY KITCHEN** with a **MASSIVE ISLAND**, electric stove, dishwasher, microwave hoodfan, and refrigerator — perfect for cooking and entertaining. The **PRIMARY BEDROOM** includes its own **PRIVATE ENSUITE**, while the second bedroom is conveniently located near the second full bathroom. You'll also enjoy the ease of in-unit laundry, LED lighting, a Fresh Air (ERV) system with controls, and A/C rough-in for future comfort. Step out onto your balcony overlooking open space, ideal for relaxing or BBQing using the built-in gas line. As a **TOP FLOOR UNIT**, you'll appreciate the added privacy and peaceful enjoyment. The condo comes with **TITLED PARKING** and is located in a secure building with FOB Entry for peace of mind. Located in a prime spot close to Harvest Hills Crossing, you're just minutes away from T&T Supermarket, Tim Hortons, Sobeys, restaurants, and shops. The area is also near Vivo Recreation Centre, Landmark Cinemas, Superstore, schools, parks, and walking paths. Getting around is a breeze with convenient public transit options nearby and quick access to Deerfoot Trail, Stoney Trail, and Airport Trail, making commuting or getting to the airport stress-free. Whether you're looking for a stylish place to call home or a smart investment property, this condo truly has it all. Don't miss your chance to view it — book your private showing today!