

\$529,900 - 40 Harvest Rose Circle Ne, Calgary

MLS® #A2135998

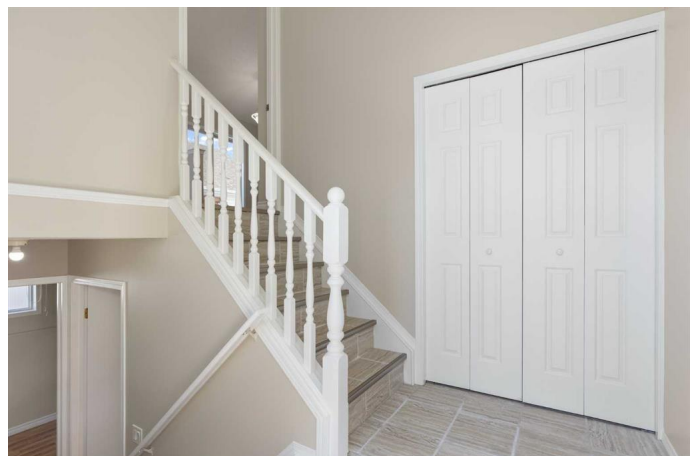
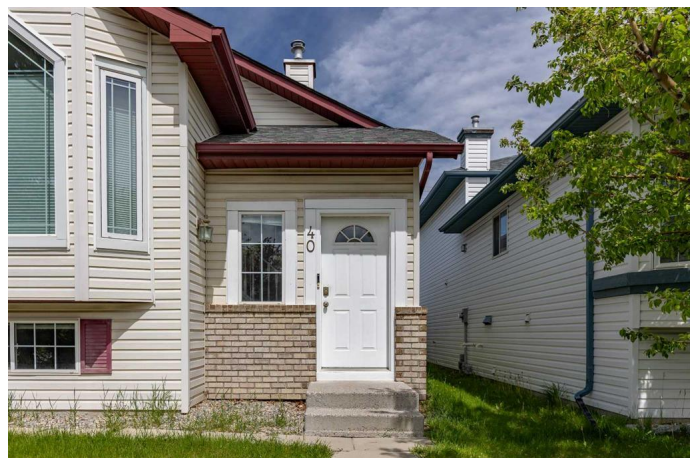
\$529,900

5 Bedroom, 2.00 Bathroom, 1,010 sqft

Residential on 0.08 Acres

Harvest Hills, Calgary, Alberta

Searching for that elusive investment property that is worry free and will cash flow? Or are you a first time home buyer and would like to ease the stress of paying a mortgage with your basement rental? This freshly painted, very spacious bi-level, located on a very quiet street with 1010 square feet on the main level offers 3 attractive, bright bedrooms on the upper level, a spacious full bathroom, large, bright open plan kitchen with island, an entertaining sized dining area with patio doors to the yard, and a roomy family room with vaulted ceiling. The self-contained, lower illegal suite with its own entrance offers two great bedrooms, a great full bathroom, a large kitchen with a nook area and a very spacious family room area. The lower level laundry with newer appliances and storage is in a shared common area. Park your vehicles in the oversized double detached garage or use the ample street parking in front of the home. There is plenty of space for the kids and dog to run wild in the yard. Nestled on a quiet street, in the heart of Harvest Hills, a family friendly neighborhood, you have easy access to Deerfoot, Stoney and Beddington Trails, so you are only minutes to the airport, and a quick drive to downtown, or use the public transit steps away. as is loads of shopping. Investments like this do not come by very often! Your child's future school can be within a 10-minute walk to Ascension of our Lord school (kindergarten to grade 9), and there's an abundance of amenities just minutes away, including Landmark Cinemas,



major banks, Staples, Vivo Community Centre, Petland and Off Leash Park for our loving pets. This is a great opportunity for home ownership. Add the ability to offset your mortgage payments with rental income, or to include a wonderful rental property to your investment portfolio. This home features a total of 5 bedrooms and loads of living space. Two complete kitchens with all the appliances included. Two 4 piece baths, large back yard and laneway access. Don't miss out on the chance to own this gem that is priced competitively for a quick sale.

Built in 1996

Essential Information

MLS® #	A2135998
Price	\$529,900
Sold Price	\$555,000
Bedrooms	5
Bathrooms	2.00
Full Baths	2
Square Footage	1,010
Acres	0.08
Year Built	1996
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Sold

Community Information

Address	40 Harvest Rose Circle Ne
Subdivision	Harvest Hills
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3K 4M5

Amenities

Parking Spaces	2
Parking	Double Garage Detached

Interior

Interior Features	Ceiling Fan(s), Vaulted Ceiling(s)
Appliances	Dishwasher, Electric Stove, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer/Dryer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full, Suite

Exterior

Exterior Features	None
Lot Description	Back Lane, Landscaped, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	May 30th, 2024
Date Sold	May 31st, 2024
Days on Market	1
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office	Royal LePage Benchmark
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