

# \$479,000 - 11190 Harvest Hills Gate Ne, Calgary

MLS® #A2164647

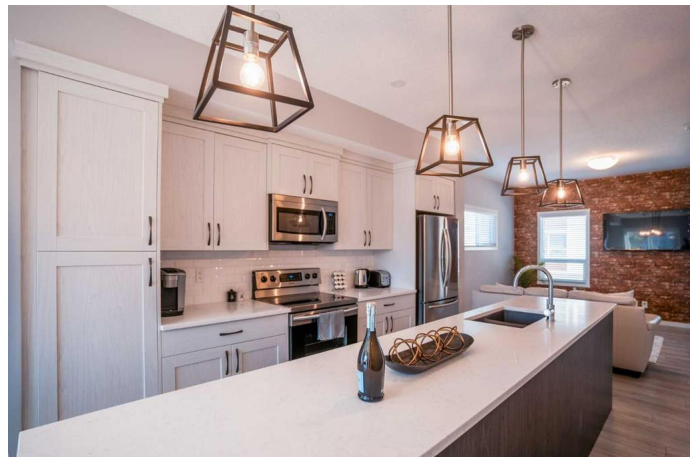
**\$479,000**

2 Bedroom, 3.00 Bathroom, 1,400 sqft

Residential on 0.00 Acres

Harvest Hills, Calgary, Alberta

This townhome is an excellent choice for those seeking the low-maintenance lifestyle of a condo while still enjoying a community atmosphere, thanks to its location directly across from single-family homes. Situated in one of the best spots in the complex, this end-unit condo boasts extra windows and is adjacent to a small green space. Designed with care by the award-winning Cedarglen Living, this property is packed with features and upgrades you'll appreciate, including durable luxury vinyl plank flooring, 9' ceilings, tile flooring where needed, additional kitchen cabinets and bathroom drawers, an upgraded blinds package (including a blackout blind for the patio), and central air conditioning, all with condo fees under \$236 a month. The main living area, located one floor up, welcomes you with an open-concept design. It features a central kitchen with an oversized island and quartz countertops, a stainless steel appliance package, two-tone full-height cabinets, a large dining area with balcony access and a gas BBQ hookup, and a spacious living room with a custom feature wall. On the third level, you'll find the laundry area and dual master suites, each with a 4-piece ensuite bathroom and walk-in closet. The tandem 2-car garage is ideal for accommodating two SUVs, along with additional space for bikes and golf clubs. Pets are welcome in this complex; you can have up to 2 cats, 2 dogs, or one of each (under 35 kg), as well as caged birds and fish in a tank.



Conveniently located in Harvest Hills with easy access to Deerfoot Trail, public transit, schools, and various amenities, this townhome is a must-see. Contact your favorite Realtor today to schedule a showing. (Furnitures for sale as well)

Built in 2018

### Essential Information

MLS® #	A2164647
Price	\$479,000
Sold Price	\$470,000
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,400
Acres	0.00
Year Built	2018
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Sold

### Community Information

Address	11190 Harvest Hills Gate Ne
Subdivision	Harvest Hills
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3K 2M7

### Amenities

Amenities	Parking, Playground, Community Gardens
Parking Spaces	2
Parking	Double Garage Attached

### Interior

Interior Features	Double Vanity, Kitchen Island, Open Floorplan, Storage, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings, ENERGY STAR Qualified Appliances
Heating	Forced Air, Natural Gas
Cooling	Central Air
Basement	None

## Exterior

Exterior Features	Balcony, Barbecue, BBQ gas line
Lot Description	Back Lane, Low Maintenance Landscape
Roof	Flat
Construction	Brick, Concrete, Mixed
Foundation	Poured Concrete

## Additional Information

Date Listed	September 10th, 2024
Date Sold	October 10th, 2024
Days on Market	30
Zoning	M-G
HOA Fees	131.25
HOA Fees Freq.	ANN

## Listing Details

Listing Office	Skyrock
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