

# \$593,000 - 36 Harvest Glen Mews Ne, Calgary

MLS® #A2167412

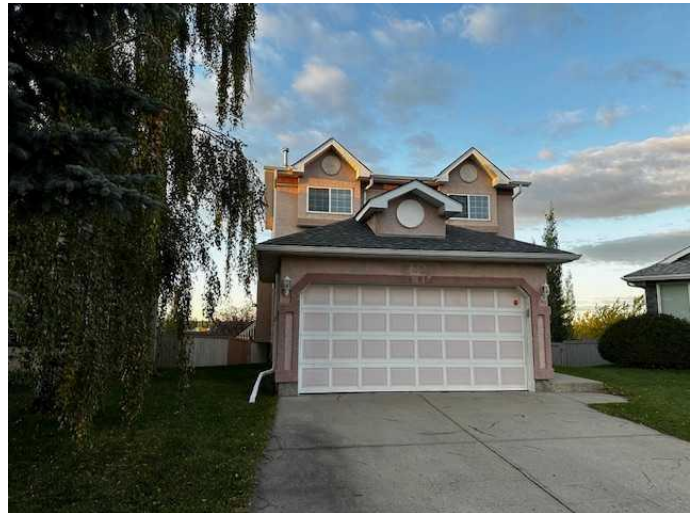
**\$593,000**

3 Bedroom, 3.00 Bathroom, 1,471 sqft

Residential on 0.10 Acres

Harvest Hills, Calgary, Alberta

Welcome to this charming 2 storey walk-out home in Harvest Hills. Situated on a huge pie-shaped terraced lot nestled in a quiet cul-de-sac, and adorned with stucco siding ensuring durability and aesthetic appeal. This home promises peace and privacy while still being conveniently located. This delightful residence features 3 spacious bedrooms and 2.5 bathrooms, ensuring ample space for everyone. The living room, boasts beautiful wood flooring with its stunning brick-facing fireplace, providing a cozy retreat for relaxation and gatherings. From the kitchen, patio doors lead to a huge 26' x 8' deck, and huge tiered deck provides plenty of outdoor space. The upper level boasts a good-sized master bedroom with a 3-piece ensuite n open view. Additionally, you will find 2 more bedrooms and another 4-piece bathroom upstairs, perfect for family living. The seller updated the property these two months, including the newer shingles roof, wood flooring on main floor, and newer carpet throughout, making this home totally updated and move-in ready. The developed walk-out basement, featuring a roughed-in bathroom ready for installation, offers additional space and easy access to the backyard, enhancing the functionality of the home. Enjoy easy access to the airport and Deerfoot Trail, as well as proximity to schools, playgrounds, and T&T Supermarket. Make this home your new address and experience the perfect blend of comfort, style, and functionality. Price reduced by \$55k from last



listing. The previous buyer failed to get the financing!

Built in 1995

### Essential Information

MLS® #	A2167412
Price	\$593,000
Sold Price	\$583,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,471
Acres	0.10
Year Built	1995
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

### Community Information

Address	36 Harvest Glen Mews Ne
Subdivision	Harvest Hills
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3K 4C2

### Amenities

Parking Spaces	4
Parking	Double Garage Attached, Driveway, Front Drive, Garage Door Opener

### Interior

Interior Features	No Animal Home, No Smoking Home, Sump Pump(s), Track Lighting
Appliances	Dishwasher, Electric Stove, Range Hood, Refrigerator
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes

# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full, Walk-Out

## Exterior

Exterior Features	Balcony, Private Yard, Storage
Lot Description	Back Lane, Cul-De-Sac, Fruit Trees/Shrub(s), No Neighbours Behind, Street Lighting, Pie Shaped Lot
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	September 21st, 2024
Date Sold	October 10th, 2024
Days on Market	19
Zoning	R-C2
HOA Fees	0.00

## Listing Details

Listing Office	First Place Realty
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