

# \$519,900 - 207 Harvest Hills Common Ne, Calgary

MLS® #A2216746

**\$519,900**

3 Bedroom, 3.00 Bathroom, 1,571 sqft

Residential on 0.02 Acres

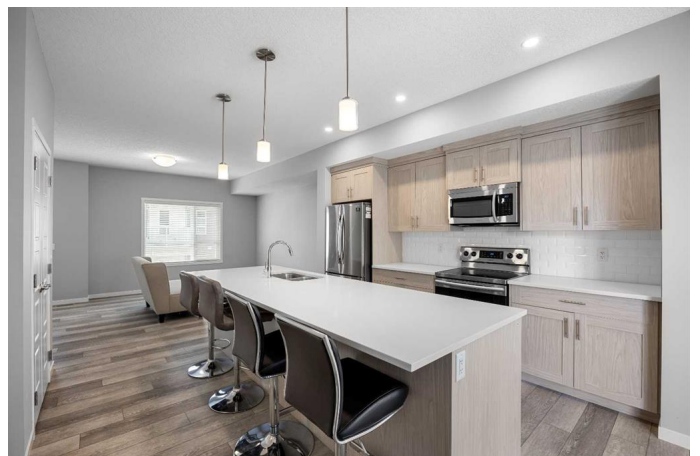
Harvest Hills, Calgary, Alberta

Experience modern living in this rare 3 Bedroom, 2.5 Bath 1,571 sq ft townhouse highlighted by a double attached insulated garage, 9 foot tall ceiling, quartz kitchen countertops and vinyl plank flooring throughout main level— all nestled in a quiet yet convenient Harvest Hills location.

The main level welcomes you with a bright and open Living Room and a spacious Dining Area. The modern Kitchen is designed for both style and function. It features quartz countertops and stainless steel appliances. A central island with an eating bar offers extra seating and prep space. Step out onto the balcony equipped with a BBQ gas line for convenient outdoor dining. A Half Bath completes this level with added everyday functionality.

Upstairs you'll find 3 well-sized Bedrooms and 2 Full Bathrooms. The Primary Bedroom offers a Walk-In Closet and a private 4-piece Ensuite featuring a Double Vanity for a touch of luxury and convenience. 2 additional Bedrooms and another 4-piece Bath provide flexibility for family, guests or a home office. All bathrooms offers quartz countertops.

This townhouse offers a low-maintenance lifestyle with all essential living space above grade. The entry level includes a large walk-in closet with plenty of storage, a laundry area, and access to the double attached insulated garage.



Located close to parks, playgrounds, schools, shopping and major routes including Deerfoot and Stoney Trail. Nearby amenities include Vivo, T&T Supermarket and Country Hills Towne Centre. Don't miss this!

Built in 2018

**Essential Information**

|                |               |
|----------------|---------------|
| MLS® #         | A2216746      |
| Price          | \$519,900     |
| Bedrooms       | 3             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,571         |
| Acres          | 0.02          |
| Year Built     | 2018          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 3 Storey      |
| Status         | Active        |

**Community Information**

|             |                             |
|-------------|-----------------------------|
| Address     | 207 Harvest Hills Common Ne |
| Subdivision | Harvest Hills               |
| City        | Calgary                     |
| County      | Calgary                     |
| Province    | Alberta                     |
| Postal Code | T3K 2M7                     |

**Amenities**

|                |                        |
|----------------|------------------------|
| Amenities      | Visitor Parking        |
| Parking Spaces | 2                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

**Interior**

|                   |                                                                                                                  |
|-------------------|------------------------------------------------------------------------------------------------------------------|
| Interior Features | Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Walk-In Closet(s)                 |
| Appliances        | Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air                                                                                                       |
| Cooling           | None                                                                                                             |
| Basement          | None                                                                                                             |

## Exterior

|                   |                                            |
|-------------------|--------------------------------------------|
| Exterior Features | Balcony, BBQ gas line                      |
| Lot Description   | Low Maintenance Landscape, Rectangular Lot |
| Roof              | Asphalt Shingle                            |
| Construction      | Vinyl Siding, Wood Frame                   |
| Foundation        | Poured Concrete                            |

## Additional Information

|                |               |
|----------------|---------------|
| Date Listed    | May 2nd, 2025 |
| Days on Market | 9             |
| Zoning         | M-G           |
| HOA Fees       | 135           |
| HOA Fees Freq. | ANN           |

## Listing Details

|                |                                            |
|----------------|--------------------------------------------|
| Listing Office | Jessica Chan Real Estate & Management Inc. |
|----------------|--------------------------------------------|

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