

# \$295,000 - 307, 300 Harvest Hills Place Ne, Calgary

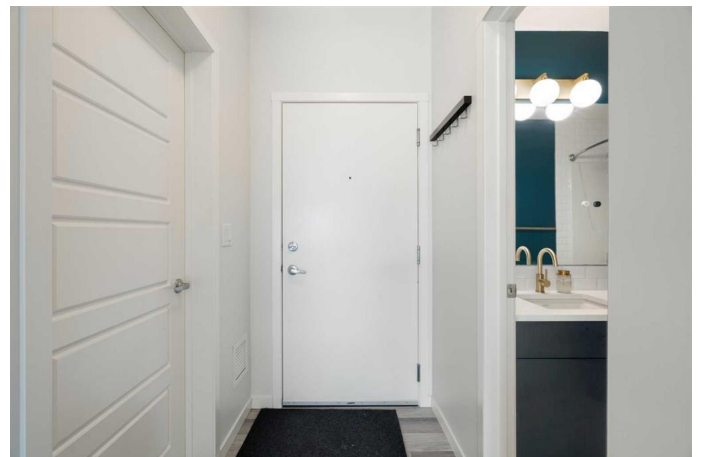
MLS® #A2204662

**\$295,000**

2 Bedroom, 1.00 Bathroom, 582 sqft  
Residential on 0.00 Acres

Harvest Hills, Calgary, Alberta

Welcome to your new home at The Rise in Harvest Hills—where style, comfort, and convenience come together. This third-floor unit is bright and inviting, with a south-facing balcony that floods the space with natural light and offers peaceful views. Inside, you'll find a well-thought-out open-concept floor plan featuring 2 bedrooms and 1 full bathroom—perfect for first-time buyers, downsizers, or investors. The kitchen is a stunning with sleek cabinetry that reaches to the ceiling, pots and pans drawers for added storage, & quartz countertops. It's complemented by stainless steel appliances and modern finishes throughout. The entire unit has been freshly painted, and the updated bathroom features elegant gold hardware and a matching gold light fixture for a modern, luxurious touch. Additional upgrades include full-height tile in the main bath and an A/C rough-in, giving you the option to easily install air conditioning in the future. The primary bedroom is spacious and bright with a large window, and the second bedroom offers flexibility for a guest room, home office, or workout space. You'll also enjoy an outdoor parking stall right in front of the building for added convenience and a storage locker. Behind the building, walking trails offer the perfect setting for evening strolls or quick walks with your pet. Located just 7 minutes from the airport, with quick access to Deerfoot Trail and Stoney Trail, everything you need is at your fingertips—shopping, dining, schools,



gyms, and even movie theatres are all nearby. This unit offers incredible value in one of Calgary's most connected and amenity-rich communities. Book your showing today and experience what life in Harvest Hills has to offer!

Built in 2020

### Essential Information

MLS® #	A2204662
Price	\$295,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	582
Acres	0.00
Year Built	2020
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### Community Information

Address	307, 300 Harvest Hills Place Ne
Subdivision	Harvest Hills
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3K 2P4

### Amenities

Amenities	Playground, Racquet Courts, Recreation Facilities, Visitor Parking, Picnic Area
Parking Spaces	1
Parking	Stall, Titled, Parking Lot, Plug-In

### Interior

Interior Features	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan,
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Appliances	Quartz Counters Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings
Heating	Baseboard
Cooling	None, Rough-In
# of Stories	4

### **Exterior**

Exterior Features	Courtyard
Construction	Composite Siding, Stone, Wood Frame

### **Additional Information**

Date Listed	March 25th, 2025
Days on Market	4
Zoning	M-1
HOA Fees	131
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office	Royal LePage Benchmark
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