

**2304, 20 Harvest Rose Park NE**  
**Calgary, Alberta**

**MLS # A2217163**



**\$305,000**

<b>Division:</b>	Harvest Hills		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	927 sq.ft.	<b>Age:</b>	1998 (27 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Assigned, Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 483
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Stucco, Wood Frame	<b>Zoning:</b>	M-C1
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Open Floorplan, Storage		

**Inclusions:** Dishwasher, Stove, Range Hood, Refrigerator, Washer & Dryer

Welcome to this impeccably kept top floor condo in the sought after community of Harvest Hills! perfect for a first-time home buyer or investor, this bright and inviting unit features two spacious bedrooms and two full bathrooms, thoughtfully laid out to provide privacy and functionality. The open concept design creates a seamless flow between the kitchen, dining, and living areas, ideal for relaxing at home or hosting guests. Large windows and patio doors bathe the living space in natural light and lead out to an east-facing balcony, where you can enjoy peaceful sunrises and open views. The kitchen offers plenty of cabinetry and prep space, catering to both casual meals and more elaborate cooking sessions. The primary bedroom includes its own private 4pc ensuite, while the second bedroom is perfect for visitors, a roommate, or a home office setup. You'll also appreciate the generous in-suite laundry and storage room, providing all the convenience you need in one space. The building features secure entry, an elevator for easy access, and welcomes pets, making it a fantastic option for a variety of lifestyles. Located just steps from shopping, amenities, parks, and walking trails, this home offers the best of suburban living with quick access to major routes for an easy commute. Whether you're a first time buyer, downsizing, or investing, this well maintained condo is a must see! Come and discover the comfort and lifestyle waiting for you in Harvest Hills.