

196 Harvest Gold Heights NE Calgary, Alberta

MLS # A2205254



\$665,000

Division:	Harvest Hills		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,127 sq.ft.	Age:	1993 (32 yrs old)
Beds:	3	Baths:	3
Garage:	Alley Access, Double Garage Detached, Triple Garage Detached		
Lot Size:	0.19 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters		

Inclusions: Gazebo

This is a truly rare opportunity to own nearly a quarter-acre lot just 15 minutes from downtown Calgary. Nestled on one of the community's most desirable streets—directly across from a GREEN SPACE and TOT lot—this FULLY RENOVATED four-level split offers 1,170 sq. ft. of stylish, functional living space and incredible future potential. Step inside to discover a bright, open-concept floor plan with VAULTED CEILINGS, designer flooring, and a custom maple kitchen featuring STAINLESS STEEL appliances, a GAS RANGE (new 2024), and CENTRAL AIR CONDITIONING for year-round comfort. Step outside to an enormous backyard—a rare inner-city find—with enough space to build a four-car garage, tennis court, or simply enjoy one of Calgary's largest residential yards. Additional highlights include a WALKOUT BASEMENT, (2024), RV PARKING, PARTIAL SUITE IN BASEMENT a huge SECOND FLOOR PATIO, a brand-new roof and eaves troughs (2024), and an impressive TRIPLE CAR HEATED GARAGE, and Radon Mitigation Device (2024). A charming GAZEBO, large vegetable garden, and spacious garden shed complete this property's outdoor space making it a gardener's paradise ideal for entertaining, or relaxing. Back inside the upper level boasts a spacious primary suite with a walk-in closet and private 4-piece ensuite, a second generous bedroom, and a large 4-piece main bathroom. The fourth level is partially finished offering plenty of storage or the perfect canvas for a family room or additional bedroom, with rough-ins for a bathroom already in place. Whether you're looking for space, flexibility, or a property with outstanding long-term value, this one-of-a-kind home delivers. Don't miss your chance to own in this exceptional location!