

306, 360 HEARVEST HILLS Way NE  
Calgary, Alberta

MLS # A2253524

\$459,000

Division:	Harvest Hills		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,188 sq.ft.	Age:	2022 (3 yrs old)
Beds:	3	Baths:	2
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 494
Basement:	-	LLD:	-
Exterior:	Cement Fiber Board, Concrete, Wood Frame	Zoning:	M-1
Foundation:	-	Utilities:	-
Features:	Closet Organizers, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Walk-In Closet(s)		

Inclusions: N/A

Welcome to this spacious and beautifully maintained 3-bedroom, 2-bathroom condo in the desirable Pinnacle at Harvest Hills. Located on the quiet interior side of the building with a sunny west-facing balcony, this unit offers 1,188.21 sq ft of thoughtfully designed living space. The open-concept layout is enhanced by 9-foot ceilings and large windows, allowing for abundant natural light throughout. The upgraded kitchen includes a full stainless steel appliance package, quartz countertops, and a large island with bar seating &mdash; perfect for everyday living or entertaining. The primary suite features a walk-through closet and private ensuite with double sinks and a walk-in shower. Two additional bedrooms are generously sized, ideal for guests, family, or a home office. Other features include in-suite laundry, luxury vinyl plank flooring, and split-system air conditioning for year-round comfort. Enjoy secure titled underground parking, and an unbeatable location just steps to parks, schools, shopping, and transit. A rare opportunity to own a larger corner-style layout in a well-managed building. Move-in ready!