

242 Harvest Hills Way NE  
Calgary, Alberta

MLS # A2259999

\$509,900

|           |                             |        |                  |
|-----------|-----------------------------|--------|------------------|
| Division: | Harvest Hills               |        |                  |
| Type:     | Residential/Five Plus       |        |                  |
| Style:    | Townhouse                   |        |                  |
| Size:     | 1,688 sq.ft.                | Age:   | 2019 (6 yrs old) |
| Beds:     | 3                           | Baths: | 2 full / 1 half  |
| Garage:   | Double Garage Attached      |        |                  |
| Lot Size: | 0.03 Acre                   |        |                  |
| Lot Feat: | Landscaped, Rectangular Lot |        |                  |

|             |  |            |         |
|-------------|--|------------|---------|
| Heating:    | Forced Air, Natural Gas  | Water:     | -       |
| Floors:     | Carpet, Vinyl Plank  | Sewer:     | -       |
| Roof:       | Asphalt Shingle  | Condo Fee: | \$ 400  |
| Basement:   | None   | LLD:       | -       |
| Exterior:   | Composite Siding, Wood Frame   | Zoning:    | M-G d80 |
| Foundation: | Poured Concrete  | Utilities: | -       |
| Features:   | Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Walk-In Closet(s) |            |         |

Inclusions: N/A

Discover modern comfort and style in this bright and spacious 3-storey end-unit townhouse in the heart of Harvest Hills. Thoughtfully designed for both functionality and everyday living, this home combines open-concept spaces, plenty of natural light, and premium finishes throughout. The entrance level features a well-sized Flex Room, ideal for a Home Office or Study, and a Double Attached Garage providing secure parking and additional storage. The Main Level boasts an open-concept layout with 9-ft ceilings and vinyl plank flooring throughout. The sunny east-facing Kitchen and Dining Area features a central island, Quartz Countertops, Stainless Steel Appliances, and ample Cabinetry. The spacious Living Room opens to a private Balcony with a gas hookup, perfect for outdoor entertaining, while a convenient 2-Piece Bathroom completes the floor. The Upper Level offers a generous Primary Bedroom with a large Walk-In Closet and a 4-Piece Ensuite featuring a double vanity and Quartz countertops. Two additional Bedrooms, a full 4-Piece Bathroom, and a Laundry Area with extra storage complete this level. Located in a vibrant community, this townhouse offers exceptional amenities including an apple orchard with a rentable garden box, a pickleball and basketball court, and easy access to walking trails beside the pond, green spaces, and bicycle paths. It's also close to shopping, T&T Supermarket, Home Depot, schools, restaurants, and the Calgary International Airport, with convenient access to Deerfoot Trail. Don't miss the opportunity to call this beautiful home yours—schedule a viewing today!