

**3311, 20 Harvest Rose Park NE  
 Calgary, Alberta**

**MLS # A2267657**



**\$295,000**

|                  |                                    |               |                   |
|------------------|------------------------------------|---------------|-------------------|
| <b>Division:</b> | Harvest Hills                      |               |                   |
| <b>Type:</b>     | Residential/Low Rise (2-4 stories) |               |                   |
| <b>Style:</b>    | Apartment-Single Level Unit        |               |                   |
| <b>Size:</b>     | 934 sq.ft.                         | <b>Age:</b>   | 1998 (27 yrs old) |
| <b>Beds:</b>     | 2                                  | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Underground                        |               |                   |
| <b>Lot Size:</b> | -                                  |               |                   |
| <b>Lot Feat:</b> | -                                  |               |                   |

|                    |                                            |                   |          |
|--------------------|--------------------------------------------|-------------------|----------|
| <b>Heating:</b>    | Baseboard                                  | <b>Water:</b>     | -        |
| <b>Floors:</b>     | Hardwood                                   | <b>Sewer:</b>     | -        |
| <b>Roof:</b>       | -                                          | <b>Condo Fee:</b> | \$ 509   |
| <b>Basement:</b>   | -                                          | <b>LLD:</b>       | -        |
| <b>Exterior:</b>   | Brick, Stucco, Wood Frame                  | <b>Zoning:</b>    | M-C1 d75 |
| <b>Foundation:</b> | -                                          | <b>Utilities:</b> | -        |
| <b>Features:</b>   | Open Floorplan, Storage, Walk-In Closet(s) |                   |          |

**Inclusions:** None

Welcome to Harvest Pointe — perfectly situated in the family friendly community of Harvest Hills, just minutes from schools, an easy walk to Harvest Hills Crossing with T&T Supermarket, restaurants, clinics, daycare and shops. This airy top-floor 2-bedroom, 2-bathroom home offers a bright, open living space designed for both comfort and functionality. The inviting layout features hardwood flooring throughout, a well-planned kitchen, a dining area and a spacious living room with corner gas fireplace that flows seamlessly to your sunny south-facing balcony — the perfect spot to enjoy your morning coffee or unwind in the afternoon light. Both bedrooms are generously sized. The primary suite includes a walk-thru closet and a private ensuite, while the second bedroom and full bathroom offer flexibility for family, guests, or a home office. A dedicated laundry room with extra storage adds everyday convenience. Additional features you will love include a heated underground parking stall, visitor parking, and condo fees that cover heat and water for added value. With easy access to schools, major routes, and the airport, this top-floor condo delivers bright, comfortable living in a vibrant community — ideal for both homeowners and investors alike.