

**41 Harvest Glen Heights NE**  
**Calgary, Alberta**

**MLS # A2293049**



**\$364,990**

<b>Division:</b>	Harvest Hills		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,111 sq.ft.	<b>Age:</b>	1994 (32 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	0.05 Acre		
<b>Lot Feat:</b>	Landscaped		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	\$ 433
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	M-CG d44
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Smoking Home		

**Inclusions:** None

Beautifully updated 3-bedroom townhome offering exceptional value! This move-in ready home features updated brand new flooring, trim, doors, modern lighting and faucets, professionally refinished white kitchen cabinetry and lots of room for the growing family. The bright SE-backing layout fills the home with natural light through large windows and patio doors. The open-concept main floor is perfect for everyday living and entertaining, with direct access to the sunny patio—ideal for summer BBQs. Upstairs you’ll find three spacious bedrooms, including a generous primary with a large walk-in closet and 4 piece bathroom. The partially finished basement offers flexible space for a home office, playroom, or rec area and your laundry room. An oversized single attached garage easily accommodates an SUV and has lots of space for additional storage for all those seasonal items. Quiet location with convenient access to major routes, shopping, schools, and amenities. This is the perfect starter home in a great family-friendly community.