

**410, 200 Harvest Hills Place NE**  
**Calgary, Alberta**

**MLS # A2296524**



**\$329,900**

<b>Division:</b>	Harvest Hills		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	694 sq.ft.	<b>Age:</b>	2021 (5 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Heated Garage, Parkade, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 416
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Cement Fiber Board, Wood Frame	<b>Zoning:</b>	M-1
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Vinyl Windows		
<b>Inclusions:</b>	None		

BRIGHT, BEAUTIFUL & MOVE-IN READY in the heart of Harvest Hills!! Welcome to Unit 410 at 200 Harvest Hills Place NE &mdash; a spectacular south-facing, top-floor 2 BED, 2 BATH condo. Perched on the top floor with a coveted south-facing exposure, this stunning 694 sq ft residence is drenched in warm natural sunlight from morning to evening, creating an atmosphere that feels bright, welcoming & effortlessly uplifting every single day. The thoughtfully designed open-concept layout flows beautifully between the kitchen, dining & living areas, creating a versatile & connected space that's equally suited to quiet evenings in or lively gatherings with friends & family. High-quality vinyl plank flooring grounds the space with warmth and sophistication, while the neutral colour palette throughout provides the perfect canvas for your personal style. At the heart of the home lies a truly IMPRESSIVE KITCHEN that will delight even the most passionate home chef. Premium stainless steel appliances, gleaming quartz countertops, massive centre island, and sleek modern cabinetry combine to create a space that is as functional as it is beautiful. An artfully designed herringbone marble tile backsplash adds a touch of personality and flair, making this kitchen a genuine focal point of the home. The PRIMARY BEDROOM is a true retreat &mdash; a peaceful haven designed for rest and relaxation. Generous in size, it comfortably accommodates your furnishings while still feeling light & airy. The private ensuite bathroom elevates the experience further, featuring a sleek modern vanity with quartz countertops and a beautifully appointed tub & shower combo surrounded by PREMIUM herringbone marble tiles that brings a touch of spa-like luxury to your everyday routine. The 2nd bedroom is equally impressive in its versatility, offering a wonderful space that can serve as a guest room, a

home office or gym &mdash; whatever suits your lifestyle best. A well-appointed 4-piece main bathroom with upgrades serves this space and your guests with ease and convenience. Step through the living area onto your LARGE PRIVATE SOUTH-FACING BALCONY and prepare to fall in love. Enjoy seamless indoor-outdoor living as you soak up the abundant Calgary sunshine, take in the open views, and savour your morning coffee or evening glass of wine in the fresh air. Practicality meets elegance with the addition of a convenient IN-SUITE LAUNDRY ROOM, keeping life effortlessly organized. This great unit also includes AIR CONDITIONING and a TITLED UNDERGROUND PARKING STALL. The LOW CONDO FEES include all utilities except electricity, cable/internet & phone. Situated in the vibrant & welcoming community of Harvest Hills, you'll enjoy easy access to a fantastic array of shopping, dining, schools, parks, and major roadways, making daily life as convenient and enjoyable as possible. Whether you're a first-time homebuyer, a savvy investor, or someone looking to downsize without sacrificing comfort or style, this is the property for you. CALL TODAY!!