

31 Harvest Oak Circle NE
Calgary, Alberta

MLS # A2312205



\$359,000

Division:	Harvest Hills		
Type:	Residential/Five Plus		
Style:	4 Level Split		
Size:	1,276 sq.ft.	Age:	1997 (29 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Driveway, Front Drive, Garage Door Opener, Insulated, Single Garage Attach		
Lot Size:	0.03 Acre		
Lot Feat:	Rectangular Lot		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 377
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-C1 d112
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, High Ceilings, Kitchen Island, Laminate Counters, No Animal Home, No Smoking Home		

Inclusions: N/A

SUN-FILLED 3-BEDROOM TOWNHOME | PRICED BELOW 2026 CITY ASSESSED VALUE OF \$404,500 | CONDO FEE UNDER \$400/MONTH | ATTACHED GARAGE | WALK-IN CLOSET | FINISHED BASEMENT | NEW RANGE & DISHWASHER | HIGH CEILINGS | MOVE-IN READY | Welcome home to this bright and well-maintained Harvest Hills townhome, offered below its 2026 City of Calgary assessed value with one of the lowest condo fees you'll find in today's market — under \$400 per month. With approximately 1,428 sq ft of total finished living space across four practical levels, this 1997-built home delivers the space, privacy, and lasting value that buyers are searching for. Step inside and immediately notice the soaring ceilings and oversized windows that flood every level with natural light, creating a warm, uplifting atmosphere from morning to evening. The bright main level features a centre island kitchen with a brand new range (2026) and dishwasher (2026), a dedicated dining area, and warm hardwood flooring that flows seamlessly throughout the open living space. Upstairs, the generous primary bedroom comfortably accommodates a king-size bed and is paired with a large walk-in closet and a full 4-piece bathroom serving the upper level. Two additional well-sized bedrooms provide flexibility for children, guests, or a home office. The fully developed basement adds a comfortable family room plus dedicated in-suite laundry with an updated washer and dryer — perfect as a media space, playroom, or quiet retreat. The single attached garage offers secure parking with built-in storage, and additional visitor parking is available within the complex for guests. Harvest Hills is one of north Calgary's most connected communities — minutes to Deerfoot Trail, Stoney Trail, Calgary International Airport, VIVO Recreation Centre, Country

Hills Towne Centre, and Deerfoot City. Families benefit from proximity to Brentwood Elementary, Colonel Irvine Junior High, John Diefenbaker High, and the new Calgary North High School. Whether you're a first-time buyer, a growing family, or a savvy investor, this is a genuine opportunity where bright living, true value, and low carrying costs come together in one well-cared-for home.