# \$474,900 - 347 Harvest Lake Green Ne, Calgary

MLS® #A2224041

## \$474,900

2 Bedroom, 2.00 Bathroom, 1,081 sqft Residential on 0.10 Acres

Harvest Hills, Calgary, Alberta

SUCH A RARE FIND! Excellent empty nester bungalow-villa with an attached single garage and a paved driveway for additional parking space. This is NOT a condo. Monthly HOA fees are affordable at \$233.00 per month and includes; snow removal, landscaping/lawn mowing, common maintenance, common insurance and professional management by Astoria Asset Management LTD. This is a 55+ age restricted development and they do not come on the market often. Brand new roof shingles! (June 2025). Located on a very quiet cul-de-sac. Offering 1,081 sq. ft on the main level plus a full basement with partial development and a ton of extra storage space with built-in shelving. If desired, the basement has a plumbing rough-in to add a 3rd bathroom. The developed area in the basement is currently used as a large family room and a wall could easily be added to divide the space to accommodate a 3rd bedroom. The main floor is bright and airy with a vaulted ceiling and features 2 bedrooms, 2 full bathrooms, living room, kitchen, dining room and a laundry room. Enjoy cozy evenings next to the gas fireplace in the living room and enjoy summer weather outside relaxing on the patio. The well appointed primary suite is spacious and offers a walk-in closet, a full 4pc bathroom and windows that look onto backyard/greenspace. This lovely property won't last long! A quick possession is available. Check out the 3D tour and the promotional video!







### **Essential Information**

MLS® # A2224041 Price \$474,900

Bedrooms 2 Bathrooms 2.00

Full Baths 2

Square Footage 1,081 Acres 0.10 Year Built 1996

Type Residential

Sub-Type Semi Detached

Style Side by Side, Bungalow

Status Active

# **Community Information**

Address 347 Harvest Lake Green Ne

Subdivision Harvest Hills

City Calgary
County Calgary
Province Alberta
Postal Code T3K 4R1

#### **Amenities**

Amenities None

Parking Spaces 2

Parking Single Garage Attached

# of Garages 1

#### Interior

Interior Features Bathroom Rough-in, Ceiling Fan(s), Natural Woodwork, Storage, Vaulted

Ceiling(s), Vinyl Windows, Walk-In Closet(s)

Appliances Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator,

Washer, Window Coverings

Heating Forced Air

Cooling None Fireplace Yes

# of Fireplaces 1

Fireplaces Gas
Has Basement Yes

Basement Finished, Full

#### **Exterior**

Exterior Features None

Lot Description Backs on to Park/Green Space, Cul-De-Sac, Landscaped, Pie Shaped

Lot

Roof Asphalt Shingle

Construction Stucco, Wood Frame

Foundation Poured Concrete

#### **Additional Information**

Date Listed May 23rd, 2025

Days on Market 24

Zoning R-CG

HOA Fees 233

HOA Fees Freq. MON

## **Listing Details**

Listing Office RE/MAX iRealty Innovations

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