

# \$413,900 - 63 Harvest Glen Heights Ne, Calgary

MLS® #A2201183

**\$413,900**

3 Bedroom, 2.00 Bathroom, 1,131 sqft  
Residential on 0.03 Acres

Harvest Hills, Calgary, Alberta

**\*\*\*OPEN HOUSE, SUNDAY, APRIL 6, 12-3PM\*\*\*** Welcome to this lovely, 3 bedroom, 2 bath townhome in an incredible location. This QUIET NEIGHBOURHOOD in Harvest Hills is a perfect location with easy access to all major roadways, the airport, shopping, restaurants, library, golfing, movie theatre, recreation centre and so much more. With multiple schools, parks and playgrounds in the area this is an ideal starter home for a young family. With the partially finished basement, you are looking at over 1,500 SqFt of usable living space and you also have a single attached garage, plus a parking spot on the front driveway. The main floor is super functional with a bright and sunny, open concept, large living/dining and kitchen space. The dining area is complete with a practical built-in coffee bar and extra shelving, the kitchen has stainless steel appliances and you can enjoy the cozy gas fireplace on those cold winter nights. There is also a private, sunny backyard area complete with a concrete patio and a planter box for your gardening needs and a giant tree to provide some shade for those hot summer days. Upstairs you will find a **GENEROUS PRIMARY BEDROOM** with a good sized walk-in closet, two more decent sized bedrooms and a 4 piece main bath. The partially finished basement has a convenient recreation room that can function as an office or a home gym, lots of storage space and there is also a kids's™ playroom with a built in play kitchen (a must see). Over the years



there have been some updates like the hardwood and laminate flooring upstairs, newer carpet on the stairs, hot water tank, brand new washing machine and most importantly, the plumbing has been FULLY REPLACED so there is NO MORE POLY-B in the home! Don't wait, call your favourite realtor now to arrange a viewing of this great home.

Built in 1994

### **Essential Information**

MLS® #	A2201183
Price	\$413,900
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,131
Acres	0.03
Year Built	1994
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### **Community Information**

Address	63 Harvest Glen Heights Ne
Subdivision	Harvest Hills
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3K4L3

### **Amenities**

Amenities	Visitor Parking
Parking Spaces	2
Parking	Single Garage Attached

# of Garages 1

### **Interior**

Interior Features No Animal Home, No Smoking Home, Open Floorplan, See Remarks  
Appliances Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer, Window Coverings  
Heating Fireplace(s), Forced Air, Natural Gas  
Cooling None  
Fireplace Yes  
# of Fireplaces 1  
Fireplaces Gas, Living Room  
Has Basement Yes  
Basement Full, Partially Finished

### **Exterior**

Exterior Features None  
Lot Description Back Yard, Cul-De-Sac, Garden, Landscaped  
Roof Asphalt Shingle  
Construction Brick, Vinyl Siding, Wood Frame  
Foundation Poured Concrete

### **Additional Information**

Date Listed March 13th, 2025  
Days on Market 24  
Zoning M-CG

### **Listing Details**

Listing Office eXp Realty

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.