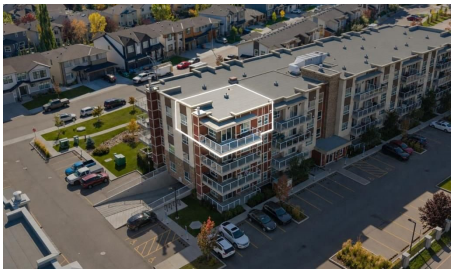
402 300 Harvest Hills Place NE

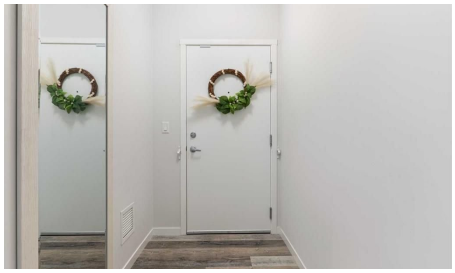
Calgary | Active | MLS® A2346061

$319,900









Bedrooms	Bathrooms	Year Built	Living area
2	**2**	**2020**	**973.11 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by Real Broker

A closer look

SIX MONTHS of condo fees are on the seller!* Top floor, corner unit, and a wraparound balcony big enough for a BBQ and all of your patio furniture. The balcony is what gets people through the door, but it's only half of what makes this unit hard to leave. Built by Cedarglen Homes at The Rise at The Parks of Harvest Hills, this 2-bed, 2-bath offers 973 sq ft on the building's top floor. Step inside and you'll notice it right away. With windows on two sides, natural light reaches further into this unit than most. The foyer opens into the main living space, where the living room, dining area, and kitchen flow together as one, with luxury vinyl plank throughout and a ceiling fan keeping air moving. The kitchen features quartz countertops, an undermount sink, a subway tile backsplash, light wood-grain cabinetry, stainless steel appliances, and a pantry to keep everything in its place. The peninsula doubles as a breakfast bar, so whoever's cooking never leaves the conversation. Patio doors open onto the wraparound balcony, and this is where the home really grows. Stretching along the north and east sides, it has room for a BBQ, a table, and lounge furniture, with a gas line already in place. You get the morning sun without the afternoon heat beating down on you, which makes summer evenings outside genuinely comfortable. Back inside, the primary bedroom sits on its own side of the unit, with cozy carpet and room for a king-sized bed. The 4pc ensuite features quartz countertops and double sinks, alongside a large walk-in closet. Across the unit, the second bedroom has luxury vinyl plank and is currently set up as a yoga studio, but works just as well as a home office or guest room. It sits next to a second 4pc bathroom with quartz countertops, so whoever's staying with you gets their own space too. That's the other half of the story. Being on the top floor means no one living above you, and no footsteps or furniture moving overhead. Add the extra windows of a corner unit, and it's a more private, brighter way to live in a condo. At the front of the unit, in-suite laundry with a full-sized washer and dryer is tucked into its own closet, and a large front closet takes care of the coats and shoes that usually pile up by the door. Titled underground parking and secure bike storage are included, and your condo fee covers heat, water, and sewer, so those won't show up as separate bills. Outside, T&T Supermarket, Superstore, Sobeys, Canadian Tire, Home Depot, and Shoppers Drug Mart are all within easy reach, along with the VIVO Rec Centre and North Pointe transit hub. Deerfoot and Stoney Trail make for quick trips downtown or to the airport, and community ponds and walking paths give you plenty of reasons to step outside. This one won't need a second showing to win you over. Come see it for yourself. *Seller incentive: offered and paid by the seller, credited to the buyer on closing (6 months at the current $567.29/month condo fee).

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2346061
Bedrooms	2
Bathrooms	2
Year Built	2020
Property Type:	Residential

Property Sub Type:	Apartment
Condo Type:	Conventional Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	Apartment-Single Level Unit
Total Living Area:	973.11 sq. ft.
Condo Fee:	$567.29
Condo Fee Includes:	Common Area Maintenance, Heat, Insurance, Maintenance Grounds, Professional Management, Reserve Fund Contributions, Sewer, Snow Removal, Trash, Water
HOA Fee Frequency:	Annually
Front Exposure:	North
Unit Exposure:	North
Floor Location:	Top
Entry Level:	4
Stories Total:	4
Levels:	Single Level Unit
End Unit:	2+ Common Walls, No One Above
Total Rooms Above Grade:	5
Year built:	2020 (Age: 6)
Bedrooms:	2 (Above Grd: 2)
Bedrooms Above Grade:	2
Bedrooms On Main:	2
Bedrooms Below Grade:	0
Bathrooms:	2.0 (Full:2, Half:0)

Num Ensuite Baths:	1
Plan:	1812025
Heating:	Central
New Constr.:	No
Construction Material:	Composite Siding, Wood Frame
Structure Type:	Low Rise (2-4 stories)
Ensuite:	Yes
Flooring:	Carpet, Tile, Vinyl Plank
Cooling:	None
Fireplaces:	0
Garage:	No
Parking:	Parkade, Secured, Titled, Underground
Parking Places:	1
Parking Total/Covered:	1 / -
Laundry Features:	In Unit
HOA Fee:	$131.25
Condo Fee Frequency:	Monthly
City Quadrant:	Northeast
Condo Name:	Z-name Not Listed
Community:	Harvest Hills
Amenities:	Park, Visitor Parking
Appliances:	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Inclusions:	N/A
Restrictions:	Pet Restrictions or Board approval Required
Pets Allowed:	Restrictions, Cats OK, Dogs OK

Main Floor	Bedroom · 11'8" × 8'8" ·
Main Floor	Dining Room · 9'3" × 9'1" ·
Main Floor	Entrance · 9'7" × 4'7" ·
Main Floor	Kitchen · 15'4" × 8'1" ·
Main Floor	Living Room · 10'4" × 9'11" ·
Main Floor	Bedroom - Primary · 13'10" × 12'3" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Tennis Court(s), Walking/Bike Paths
Interior Features:	Breakfast Bar, Ceiling Fan(s), Double Vanity, Open Floorplan, Quartz Counters, Walk-In Closet(s)
Exterior Features:	Balcony
Patio And Porch Features:	Balcony(s), See Remarks, Wrap Around
Num. of Parcels:	0
Region:	Calgary
Zone:	CAL Zone N
Zoning:	M-1
Listed Date:	Sep 24, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/402-300-harvest-hills-place-ne-calgary-a2346061/

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