

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

MLS® #A2224041

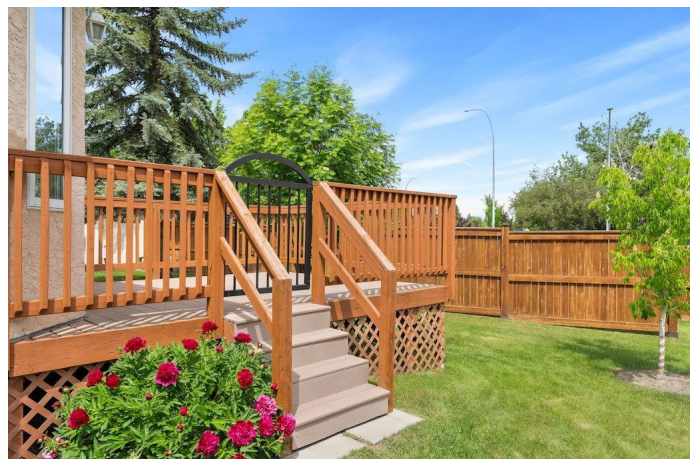
**\$474,900**

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!



Built in 1996

## 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 | 25             |
| Zoning         | R-CG           |
| HOA Fees       | 233            |
| HOA Fees Freq. | MON            |

## Listing Details

|                |                            |
|----------------|----------------------------|
| Listing Office | RE/MAX iRealty Innovations |
|----------------|----------------------------|

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.