

# \$404,888 - 63 Harvest Glen Heights Ne, Calgary

MLS® #A2201183

**\$404,888**

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

Harvest Hills, Calgary, Alberta

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 kidsâ€™™ 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          | \$404,888     |
| 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, Landscaped, Garden |
| Roof              | Asphalt Shingle                           |
| Construction      | Brick, Vinyl Siding, Wood Frame           |
| Foundation        | Poured Concrete                           |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | March 13th, 2025 |
| Days on Market | 39               |
| Zoning         | M-CG             |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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