

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

MLS® #A2224041

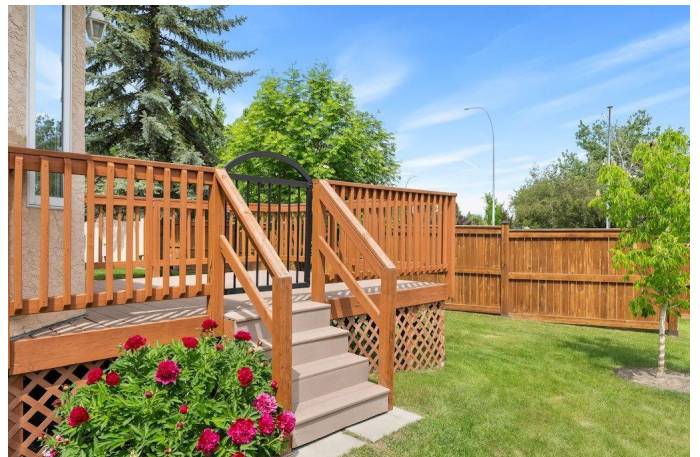
**\$474,900**

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	23
Zoning	R-CG
HOA Fees	233
HOA Fees Freq.	MON

## Listing Details

Listing Office	RE/MAX iRealty Innovations
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