

# \$599,000 - 1104 Harvest Hills Drive Ne, Calgary

MLS® #A2246400

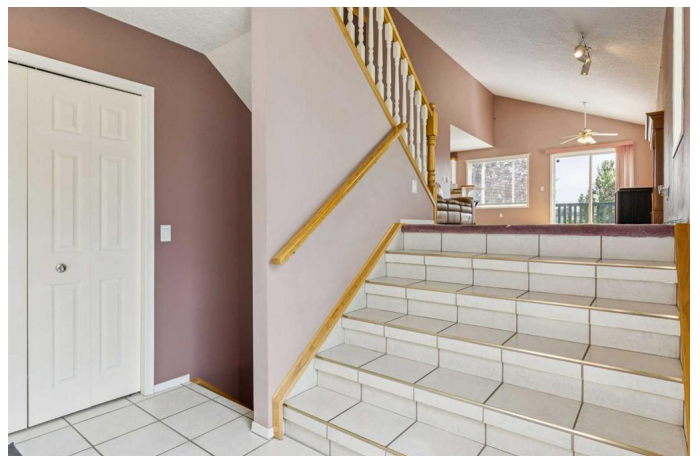
**\$599,000**

4 Bedroom, 3.00 Bathroom, 1,461 sqft

Residential on 0.11 Acres

Harvest Hills, Calgary, Alberta

Welcome to this lovingly cared-for home in pristine condition, offered for sale for the very first time by its original owner! Featuring a unique modified bi-level layout, this home has nearly 2,500 square feet of developed space and offers 4 bedrooms and 3 full bathrooms, making it an ideal fit for families. Upstairs, the private primary suite offers a peaceful space with a generous walk-in closet, a full ensuite, and the added convenience of upper-level laundry. On the main floor, you'll find two additional bedrooms, a second full bathroom, and a bright, open-concept living space with a cozy gas fireplace and beautiful vaulted ceilings. The kitchen and adjoining dining area offer ample room for hosting or family meals, with views that extend into the sun-soaked, south-facing backyard. Backing onto a green space, the outdoor setting is tranquil and private—perfect for summer barbecues or simply enjoying a peaceful moment. Situated on a desirable corner lot, the property enjoys extra natural light, additional yard space, and more privacy. The fully developed basement adds even more living space with a fourth bedroom, third full bathroom, and a flexible recreation or media area. Major upgrades have already been taken care of: new shingles, siding, furnace, humidifier, and hot water tank—all completed within the past year. The interior remains in its charming, original condition, presenting a fantastic opportunity for a new owner to modernize and customize to their personal taste.



This is a rare chance to own a spacious, mechanically updated home in a beautiful location with endless potential. A true gem ready for its next chapter!

Built in 1999

### **Essential Information**

MLS® #	A2246400
Price	\$599,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,461
Acres	0.11
Year Built	1999
Type	Residential
Sub-Type	Detached
Style	Modified Bi-Level
Status	Active

### **Community Information**

Address	1104 Harvest Hills Drive Ne
Subdivision	Harvest Hills
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3K 5C5

### **Amenities**

Parking Spaces	2
Parking	Double Garage Attached
# of Garages	2

### **Interior**

Interior Features	Ceiling Fan(s), High Ceilings, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Pantry
Appliances	Dishwasher, Microwave, Range Hood, Refrigerator, Electric Oven
Heating	Forced Air

Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Crawl Space, Finished, Full

## Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Corner Lot, Front Yard, Lawn, Backs on to Park/Green Space
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	August 7th, 2025
Days on Market	6
Zoning	R-CG

## Listing Details

Listing Office	CIR Realty
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