



**DJ Golden**  
**REAL ESTATE**

**780-897-4003**  
dj@djgolden.com

**313, 7 Harvest Gold Manor NE**  
**Calgary, Alberta**

**MLS # A2246940**



**\$336,000**

<b>Division:</b>	Harvest Hills		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	878 sq.ft.	<b>Age:</b>	1998 (27 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Assigned, Parkade		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Central, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 589
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Cedar, Vinyl Siding	<b>Zoning:</b>	M-C1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Elevator, High Ceilings		

<b>Inclusions:</b>	None
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Bright South Facing Condo in a pet-friendly building on top floor !!! You'll love this two-bedroom, two-bathroom 878 sq. ft. home with underground parking, perfectly located in the desirable neighborhood of Harvest Hills. This open-concept layout features a spacious living room with a high vaulted ceiling and stunning ceiling-height windows that flood the space with natural light. A set of French doors leads to your private patio — the perfect spot to enjoy your morning coffee while basking in the warm south-facing sunlight. South exposure is considered the most desirable, offering more natural light throughout the day and creating a warm, inviting atmosphere year-round. The cozy gas fireplace is sure to please on those cool winter nights. The well-appointed kitchen offers plenty of beautiful cabinets. The primary bedroom boasts a walk-through closet leading to a private three-piece ensuite. The second bedroom can easily function as a guest room, home office, or flex space. Additional features include a four-piece main bath, in-suite laundry, a storage room, and a front hall closet. Your underground end parking stall (# 38) has convenient quick access via stairs located right beside your unit's entrance. All of this comes in an amazing location — steps to grocery stores (T&T, Superstore), pharmacies, gas stations, banks, a movie theater, and various other shops and services. Easy access to Stoney and Deerfoot Trails, minutes to the airport, and a BRT bus stop into downtown is right across the street.