

306, 360 Harvest Hills Way NE  
 Calgary, Alberta

MLS # A2253524

**\$459,000**



|                  |                                    |               |                  |
|------------------|------------------------------------|---------------|------------------|
| <b>Division:</b> | Harvest Hills                      |               |                  |
| <b>Type:</b>     | Residential/Low Rise (2-4 stories) |               |                  |
| <b>Style:</b>    | Apartment-Single Level Unit        |               |                  |
| <b>Size:</b>     | 1,188 sq.ft.                       | <b>Age:</b>   | 2022 (3 yrs old) |
| <b>Beds:</b>     | 3                                  | <b>Baths:</b> | 2                |
| <b>Garage:</b>   | Underground                        |               |                  |
| <b>Lot Size:</b> | -                                  |               |                  |
| <b>Lot Feat:</b> | -                                  |               |                  |

|                    |                                                                                               |                   |        |
|--------------------|-----------------------------------------------------------------------------------------------|-------------------|--------|
| <b>Heating:</b>    | Baseboard                                                                                     | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Vinyl Plank                                                                                   | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | Asphalt Shingle                                                                               | <b>Condo Fee:</b> | \$ 494 |
| <b>Basement:</b>   | -                                                                                             | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Cement Fiber Board, Concrete, Wood Frame                                                      | <b>Zoning:</b>    | M-1    |
| <b>Foundation:</b> | -                                                                                             | <b>Utilities:</b> | -      |
| <b>Features:</b>   | Closet Organizers, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Walk-In Closet(s) |                   |        |

**Inclusions:** N/A

Step inside this bright and spacious 3-bedroom, 2-bathroom condo at the Pinnacle in Harvest Hills, where everyday comfort meets convenience. With 1,188 sq ft of thoughtfully designed living space, the west-facing windows and 9-foot ceilings fill the home with natural light from morning to evening. The open-concept kitchen, complete with quartz counters, stainless steel appliances, and a large island, flows seamlessly into the dining and living areas—perfect for shared meals, entertaining friends, or simply relaxing at the end of the day. The primary suite features a walk-through closet and a private ensuite with dual sinks, while two additional bedrooms provide flexibility for guests, family, or a home office. Enjoy the ease of air conditioning, in-suite laundry, and luxury vinyl plank flooring throughout. A covered balcony offers a sunny retreat for coffee or evening conversations. Titled underground parking adds security and convenience year-round. Located steps from parks, schools, restaurants, and shopping, and just minutes to major routes and the airport, this is more than a condo—it’s a lifestyle in one of North Calgary’s most connected communities.