

# \$333,000 - 313, 7 Harvest Gold Manor Ne, Calgary

MLS® #A2246940

**\$333,000**

2 Bedroom, 2.00 Bathroom, 878 sqft

Residential on 0.00 Acres

Harvest Hills, Calgary, Alberta

Bright South Facing Condo in a pet-friendly building on top floor !!! Youâ€™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 â€“ 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 unitâ€™s entrance.

All of this comes in an amazing location â€“



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.

Built in 1998

### **Essential Information**

|                |                   |
|----------------|-------------------|
| MLS® #         | A2246940          |
| Price          | \$333,000         |
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 878               |
| Acres          | 0.00              |
| Year Built     | 1998              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### **Community Information**

|             |                              |
|-------------|------------------------------|
| Address     | 313, 7 Harvest Gold Manor Ne |
| Subdivision | Harvest Hills                |
| City        | Calgary                      |
| County      | Calgary                      |
| Province    | Alberta                      |
| Postal Code | T3K 4Y3                      |

### **Amenities**

|                |                                       |
|----------------|---------------------------------------|
| Amenities      | Elevator(s), Storage, Visitor Parking |
| Parking Spaces | 1                                     |
| Parking        | Parkade, Assigned                     |

### **Interior**

|                   |                                                                     |
|-------------------|---------------------------------------------------------------------|
| Interior Features | High Ceilings, Elevator                                             |
| Appliances        | Dishwasher, Electric Stove, Range Hood, Refrigerator, Washer/Dryer, |

|                 |                                   |
|-----------------|-----------------------------------|
|                 | Window Coverings                  |
| Heating         | Central, Natural Gas              |
| Cooling         | None                              |
| Fireplace       | Yes                               |
| # of Fireplaces | 1                                 |
| Fireplaces      | Electric, Living Room, Decorative |
| # of Stories    | 3                                 |

## Exterior

|                   |                       |
|-------------------|-----------------------|
| Exterior Features | Balcony, BBQ gas line |
| Roof              | Asphalt Shingle       |
| Construction      | Vinyl Siding, Cedar   |
| Foundation        | Poured Concrete       |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | August 7th, 2025 |
| Days on Market | 87               |
| Zoning         | M-C1             |

## Listing Details

|                |                      |
|----------------|----------------------|
| Listing Office | Homecare Realty Ltd. |
|----------------|----------------------|

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