

305, 7 Harvest Gold Manor NE  
Calgary, Alberta

MLS # A2266117



**\$330,000**

|                  |                                                                          |               |                   |
|------------------|--------------------------------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Harvest Hills                                                            |               |                   |
| <b>Type:</b>     | Residential/Low Rise (2-4 stories)                                       |               |                   |
| <b>Style:</b>    | Apartment-Single Level Unit                                              |               |                   |
| <b>Size:</b>     | 876 sq.ft.                                                               | <b>Age:</b>   | 1998 (27 yrs old) |
| <b>Beds:</b>     | 2                                                                        | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Assigned, Electric Gate, Enclosed, Garage Door Opener, Heated Garage, Pa |               |                   |
| <b>Lot Size:</b> | -                                                                        |               |                   |
| <b>Lot Feat:</b> | -                                                                        |               |                   |

|                    |                                                                                    |                   |          |
|--------------------|------------------------------------------------------------------------------------|-------------------|----------|
| <b>Heating:</b>    | Baseboard, Hot Water                                                               | <b>Water:</b>     | -        |
| <b>Floors:</b>     | Carpet, Linoleum                                                                   | <b>Sewer:</b>     | -        |
| <b>Roof:</b>       | Asphalt Shingle                                                                    | <b>Condo Fee:</b> | \$ 589   |
| <b>Basement:</b>   | -                                                                                  | <b>LLD:</b>       | -        |
| <b>Exterior:</b>   | Composite Siding, Mixed, Vinyl Siding                                              | <b>Zoning:</b>    | M-C1 d75 |
| <b>Foundation:</b> | -                                                                                  | <b>Utilities:</b> | -        |
| <b>Features:</b>   | Ceiling Fan(s), High Ceilings, Open Floorplan, Pantry, Storage, Vaulted Ceiling(s) |                   |          |
| <b>Inclusions:</b> | NONE                                                                               |                   |          |

Welcome to Unit 305 at 7 Harvest Gold Manor NE—an exceptional top-floor home that stands out as one of the best in the building - only one direct neighbour! This bright and airy unit is defined by its soaring vaulted ceilings and a stunning wall of windows that fill the open-concept living space with natural light. Step inside to discover a spacious layout featuring a formal dining area and a comfortable living room complete with a cozy gas fireplace. The well-appointed kitchen is semi-open to the main living area, providing the perfect balance of connection and privacy. A dedicated den or home office offers an ideal workspace for those working remotely or needing a quiet retreat. The thoughtfully designed floor plan features two bedrooms located on opposite ends of the unit for maximum privacy. The primary suite includes a walk-through closet leading to a private 3-piece ensuite, while the generous second bedroom is conveniently adjacent to the main 4-piece bath. Additional highlights include in-suite laundry, a dedicated storage room, and a private balcony with a gas line for your BBQ—perfect for relaxing or entertaining. This unit also includes a heated underground parking stall with a full storage cage at the front for added convenience. Ideally situated close to transit, shopping, major routes, and the airport, this is a rare opportunity to own one of the most desirable top-floor units in the complex. Don't miss your chance—book your showing today!