

# \$769,900 - 55 Harvest Grove Common Ne, Calgary

MLS® #A2205877

**\$769,900**

4 Bedroom, 5.00 Bathroom, 1,935 sqft

Residential on 0.09 Acres

Harvest Hills, Calgary, Alberta

Welcome to this stunning and meticulously cared-for semi-detached home nestled in the heart of Harvest Hills. Boasting over 1900 sq ft above grade and an additional 700+ sq ft in the fully developed walk out basement, this property offers the perfect blend of luxury, functionality, and comfort. Step inside to a bright, open-concept main floor featuring a beautiful white kitchen with gleaming quartz countertops, modern cabinetry, and ample storage, an entertainer's dream! The spacious living and dining areas flow effortlessly onto a large south facing balcony, perfect for enjoying sunny afternoons and peaceful evenings. Upstairs, you'll find 3 generously sized bedrooms, including two with private ensuites, plus a bright and open bonus room, ideal for a home office, playroom, or second living area.

The walk out basement is fully finished with a kitchenette, spacious bedroom, separate laundry, and private entrance, offering endless possibilities, from a nanny or in-law suite to a cozy guest retreat.

Enjoy year round comfort with central air conditioning and the convenience of an attached double garage. The south facing backyard is bathed in sunlight and offers a private, low maintenance outdoor space to relax or entertain. Located on a quiet street in a sought after community, close to the airport, schools, parks, shopping, and transit, this home truly has it all. Move in ready and quick possession is possible!



Don't miss your chance to own this exceptional property in one of Calgary's most desirable neighborhoods!

Built in 2019

### Essential Information

MLS® #	A2205877
Price	\$769,900
Bedrooms	4
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	1,935
Acres	0.09
Year Built	2019
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

### Community Information

Address	55 Harvest Grove Common Ne
Subdivision	Harvest Hills
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3K 2M6

### Amenities

Amenities	Park, Parking, Trash
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, Stone Counters, Storage, Tankless Hot Water, Walk-In Closet(s)
-------------------	--

Appliances	Dishwasher, Dryer, Gas Range, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full, Walk-Out

## Exterior

Exterior Features	Balcony
Lot Description	Landscaped
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	March 27th, 2025
Days on Market	22
Zoning	R-G
HOA Fees	133
HOA Fees Freq.	ANN

## Listing Details

Listing Office	CIR Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.