

# \$459,000 - 306, 360 Harvest Hills Way Ne, Calgary

MLS® #A2253524

**\$459,000**

3 Bedroom, 2.00 Bathroom, 1,188 sqft

Residential on 0.00 Acres

Harvest Hills, Calgary, Alberta

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.

Built in 2022



## Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | A2253524          |
| Price          | \$459,000         |
| Bedrooms       | 3                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 1,188             |
| Acres          | 0.00              |
| Year Built     | 2022              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

## Community Information

|             |                               |
|-------------|-------------------------------|
| Address     | 306, 360 Harvest Hills Way Ne |
| Subdivision | Harvest Hills                 |
| City        | Calgary                       |
| County      | Calgary                       |
| Province    | Alberta                       |
| Postal Code | T3K 2S1                       |

## Amenities

|                |                                                        |
|----------------|--------------------------------------------------------|
| Amenities      | Elevator(s), Visitor Parking, Bicycle Storage, Parking |
| Parking Spaces | 1                                                      |
| Parking        | Underground                                            |

## Interior

|                   |                                                                                                                                           |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Closet Organizers, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Walk-In Closet(s)                                             |
| Appliances        | Dishwasher, Double Oven, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings, Wall/Window Air Conditioner |
| Heating           | Baseboard                                                                                                                                 |
| Cooling           | Sep. HVAC Units                                                                                                                           |
| # of Stories      | 4                                                                                                                                         |

## Exterior

|                   |         |
|-------------------|---------|
| Exterior Features | Balcony |
|-------------------|---------|

|              |                                          |
|--------------|------------------------------------------|
| Roof         | Asphalt Shingle                          |
| Construction | Cement Fiber Board, Concrete, Wood Frame |

**Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | September 3rd, 2025 |
| Days on Market | 37                  |
| Zoning         | M-1                 |
| HOA Fees       | 131                 |
| HOA Fees Freq. | ANN                 |

**Listing Details**

|                |                  |
|----------------|------------------|
| Listing Office | Power Properties |
|----------------|------------------|

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