

# \$499,000 - 240 Harvest Rose Circle Ne, Calgary

MLS® #A2232478

**\$499,000**

3 Bedroom, 3.00 Bathroom, 1,282 sqft

Residential on 0.09 Acres

Harvest Hills, Calgary, Alberta

Welcome to your perfect beginning in the heart of Harvest Hills! This bright and inviting 3-bedroom home offers a spacious open floor plan filled with natural light—ideal for comfortable living and effortless entertaining.

The main floor flows seamlessly, featuring a generous living and dining area, and a kitchen ready to inspire your inner chef. Upstairs, you'll find three well-sized bedrooms, including a serene primary retreat with its own private ensuite.

Enjoy peace and privacy in the fully fenced backyard—no rear neighbours, just wide open green space to soak in the view. The unfinished basement offers endless potential to create the space of your dreams, whether that's a family rec room, home gym, or office.

Located just steps from schools, shopping, and parks, this is the kind of neighborhood that feels like home the moment you arrive. Whether you're a first-time buyer, young family, or investor, this is an opportunity you won't want to miss.

Built in 1997

## Essential Information

MLS® # A2232478

Price \$499,000



Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,282
Acres	0.09
Year Built	1997
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	240 Harvest Rose Circle Ne
Subdivision	Harvest Hills
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3K 4P5

### Amenities

Parking Spaces	2
Parking	Parking Pad

### Interior

Interior Features	Ceiling Fan(s), No Smoking Home
Appliances	Dishwasher, Electric Range, Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings, Electric Water Heater
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior Features	Private Yard
Lot Description	Low Maintenance Landscape
Roof	Asphalt
Construction	Mixed
Foundation	Poured Concrete

## Additional Information

Date Listed	June 18th, 2025
Days on Market	23
Zoning	R-CG

## Listing Details

Listing Office	eXp Realty
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