

# \$509,900 - 52 Harvest Lake Villas Ne, Calgary

MLS® #A2244867

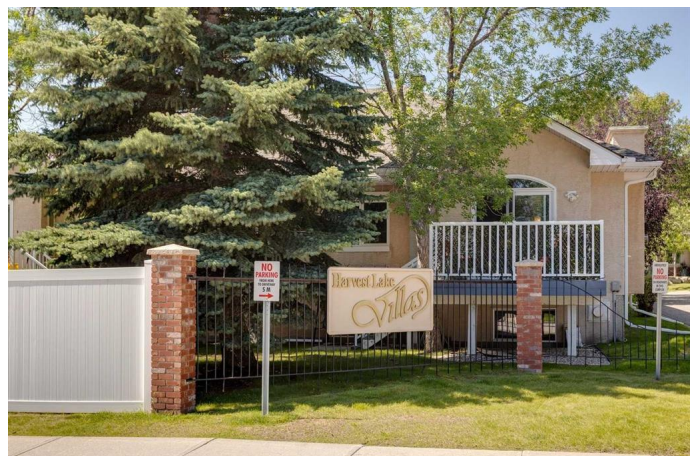
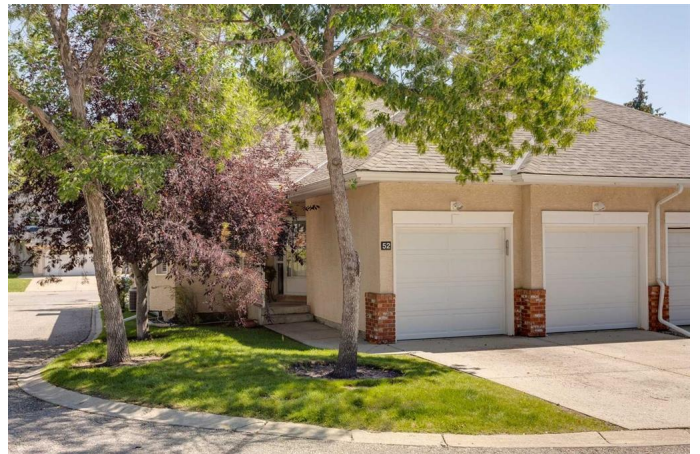
**\$509,900**

1 Bedroom, 3.00 Bathroom, 1,274 sqft

Residential on 0.09 Acres

Harvest Hills, Calgary, Alberta

Villas in this sought-after community rarely come available—and this one is a gem. Nestled in a peaceful neighborhood near scenic walking paths, parks, and a tranquil pond, this beautifully maintained bungalow villa offers a seamless blend of comfort, convenience, and thoughtful updates. Step through elegant double glass French doors into the main floor den, bathed in sunshine from its west-facing bay windows—ideal for a home office, reading nook, or guest space. The kitchen exudes warmth with oak cabinetry, stainless steel appliances, a crisp white tile backsplash, and a built-in breakfast table. The adjacent dining area flows effortlessly into the cozy living room, complete with a gas fireplace and access to an expanded back deck—perfect for relaxing afternoons in the sun. Throughout the main level, you™ll find stunning newer maple hardwood floors and freshly painted walls in timeless neutral tones. The spacious primary suite features a walk-in closet and a luxurious 3-piece ensuite with a jetted tub. A full main-floor bath is perfectly situated for guests using the den, and main-floor laundry adds everyday ease. The fully finished basement offers a generous recreation room with a second gas fireplace, a large second bedroom with walk-in closet, a full bath, and ample storage. Recent upgrades include newer shingles, toilets, hardwood flooring, fridge, washer, dryer, and garage doors. With central A/C, a double attached garage, and close proximity to shopping,



transit, the airport, and nature trails”this home delivers the best of low-maintenance villa living.

Built in 1994

Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | A2244867               |
| Price          | \$509,900              |
| Bedrooms       | 1                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 3                      |
| Square Footage | 1,274                  |
| Acres          | 0.09                   |
| Year Built     | 1994                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | Bungalow, Side by Side |
| Status         | Active                 |

Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 52 Harvest Lake Villas Ne |
| Subdivision | Harvest Hills             |
| City        | Calgary                   |
| County      | Calgary                   |
| Province    | Alberta                   |
| Postal Code | T3K 4K5                   |

Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | Parking                |
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

Interior

|                   |                                                                                  |
|-------------------|----------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Open Floorplan, Walk-In Closet(s), Laminate Counters              |
| Appliances        | Dishwasher, Dryer, Electric Stove, Refrigerator, Washer, Central Air Conditioner |

|                 |                         |
|-----------------|-------------------------|
| Heating         | Forced Air, Natural Gas |
| Cooling         | Central Air             |
| Fireplace       | Yes                     |
| # of Fireplaces | 2                       |
| Fireplaces      | Gas                     |
| Has Basement    | Yes                     |
| Basement        | Finished, Full          |

## Exterior

|                   |                                                                                    |
|-------------------|------------------------------------------------------------------------------------|
| Exterior Features | None                                                                               |
| Lot Description   | Landscaped, Low Maintenance Landscape, Rectangular Lot, Street Lighting, Few Trees |
| Roof              | Asphalt Shingle                                                                    |
| Construction      | Brick, Stucco, Wood Frame                                                          |
| Foundation        | Poured Concrete                                                                    |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 31st, 2025 |
| Days on Market | 55              |
| Zoning         | M-CG d30        |

## Listing Details

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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.