

# \$529,900 - 22 Harvest Rose Place Ne, Calgary

MLS® #A2250964

**\$529,900**

3 Bedroom, 2.00 Bathroom, 1,094 sqft

Residential on 0.14 Acres

Harvest Hills, Calgary, Alberta

Welcome to this fully developed 4-level split, perfectly situated on a LARGE pie-shaped lot on a quiet cul-de-sac, backing onto GREEN SPACE in the highly desirable community of Harvest Hills. This 3-bedroom home plus den offers plenty of space for families and has been thoughtfully designed for both comfort and function. The main level greets you with hardwood floors and vaulted ceilings that create an open, airy feel. The large master suite features a walk-in closet and convenient access to the 4-piece cheater ensuite. Two additional bedrooms, along with a full laundry room upstairs, add practicality and ease for busy households. On the lower level, you'll find a spacious family room complete with a home theatre setup, while the fourth level offers a flexible den/guest room—ideal for hobbies, working from home, or overnight visitors. Step outside to a massive backyard filled with mature trees and a large patio, perfect for entertaining, relaxing, and enjoying long summer evenings. This property is loaded with EXTRAS, including central vac, central air, a theatre projector and screen, plus peace of mind with numerous updates: shingles and eaves (2025), furnace and A/C (2024), and water heater (2020). With quick access to shopping, Calgary Airport, and just a 5-minute walk to schools, this home offers an unbeatable combination of location and lifestyle.

Built in 1995



## Essential Information

MLS® #	A2250964
Price	\$529,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,094
Acres	0.14
Year Built	1995
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Active

## Community Information

Address	22 Harvest Rose Place Ne
Subdivision	Harvest Hills
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3K 4M6

## Amenities

Parking Spaces	2
Parking	Concrete Driveway, Off Street

## Interior

Interior Features	Central Vacuum, No Smoking Home, Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Dishwasher, Electric Stove, Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Lighting
Lot Description	Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Fruit

Trees/Shrub(s), Irregular Lot, Landscaped, No Neighbours Behind, Pie Shaped Lot, Treed

Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	August 23rd, 2025
Zoning	R-CG

### **Listing Details**

Listing Office	Century 21 Bamber Realty LTD.
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