

# \$600,000 - 47 Harvest Glen Rise Ne, Calgary

MLS® #A2244707

**\$600,000**

4 Bedroom, 3.00 Bathroom, 1,204 sqft

Residential on 0.10 Acres

Harvest Hills, Calgary, Alberta

Come home to this charming and thoughtfully updated three-level split, perfectly nestled on a quiet, family-friendly street in the heart of desirable Harvest Hills. This bright and inviting residence immediately captivates with its abundance of natural light streaming through brand-new, energy-efficient windows installed in 2025, ensuring comfort and peace of mind for years to come.

Designed for modern living, this home boasts four generously proportioned bedrooms and 2.5 impeccably maintained bathrooms, offering ample space and privacy for every family member. The multi-level layout provides distinct living zones, creating an ideal flow for both everyday life and entertaining.

Step outside to discover a beautifully manicured yard, an idyllic extension of your living space. The crowning jewel is the expansive west-facing deck – your private oasis for basking in the afternoon sun, enjoying dinner, or hosting unforgettable gatherings under Calgary’s renowned sunsets. A convenient double attached garage provides secure parking and additional storage solutions.

Experience the perfect blend of peaceful suburban tranquility with unparalleled urban accessibility. This prime location offers convenient access to all local amenities, top-rated schools, lush parks, and major



commuter routes, placing the best of Harvest Hills and Calgary at your fingertips. Immaculate and move-in ready, this home truly offers an exceptional lifestyle. New Windows and roof in 2025.

Built in 1992

**Essential Information**

|                |               |
|----------------|---------------|
| MLS® #         | A2244707      |
| Price          | \$600,000     |
| Bedrooms       | 4             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,204         |
| Acres          | 0.10          |
| Year Built     | 1992          |
| Type           | Residential   |
| Sub-Type       | Detached      |
| Style          | 3 Level Split |
| Status         | Active        |

**Community Information**

|             |                         |
|-------------|-------------------------|
| Address     | 47 Harvest Glen Rise Ne |
| Subdivision | Harvest Hills           |
| City        | Calgary                 |
| County      | Calgary                 |
| Province    | Alberta                 |
| Postal Code | T3K4C1                  |

**Amenities**

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

**Interior**

|                   |                                                                                        |
|-------------------|----------------------------------------------------------------------------------------|
| Interior Features | Built-in Features, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Storage |
|-------------------|----------------------------------------------------------------------------------------|

|                 |                                                                                      |
|-----------------|--------------------------------------------------------------------------------------|
| Appliances      | Dishwasher, Electric Stove, Garage Control(s), Microwave, Refrigerator, Washer/Dryer |
| Heating         | Forced Air                                                                           |
| Cooling         | None                                                                                 |
| Fireplace       | Yes                                                                                  |
| # of Fireplaces | 1                                                                                    |
| Fireplaces      | Basement, Gas                                                                        |
| Has Basement    | Yes                                                                                  |
| Basement        | Finished, Full                                                                       |

## Exterior

|                   |                                                                                                        |
|-------------------|--------------------------------------------------------------------------------------------------------|
| Exterior Features | BBQ gas line, Private Entrance, Private Yard, Storage                                                  |
| Lot Description   | Back Lane, Back Yard, Few Trees, Front Yard, Landscaped, Lawn, Level, Rectangular Lot, Street Lighting |
| Roof              | Asphalt Shingle                                                                                        |
| Construction      | Concrete, Vinyl Siding, Wood Frame                                                                     |
| Foundation        | Poured Concrete                                                                                        |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 31st, 2025 |
| Days on Market | 50              |
| Zoning         | R-CG            |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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