

# \$640,000 - 264 Harvest Hills Drive Ne, Calgary

MLS® #A2243711

**\$640,000**

4 Bedroom, 4.00 Bathroom, 1,723 sqft  
Residential on 0.12 Acres

Harvest Hills, Calgary, Alberta

Welcome to this beautifully updated and well-maintained family home in the highly sought after community of Harvest Hills. Offering over 2400 sq. ft. of developed living space, this spacious 2-storey features a functional layout designed for comfort, convenience, and family living. With a brand-new roof and siding (2025), you'll enjoy lasting value and excellent curb appeal, with the AC unit for the hot summers. The upper level boasts three generous bedrooms, including a primary suite with a walk-in closet and private ensuite for your perfect retreat. A full bathroom and a bright bonus room provide extra space for a home office, playroom, or cozy lounge.

On the main floor, you'll find an inviting living room with a gas fireplace, a bright dining area, and a newer kitchen with stainless steel appliances and ample cabinetry. Sliding doors lead out to a beautiful deck with a Pergola and fenced backyard perfect for summer gatherings. This level also includes main-floor laundry, a half bathroom, and direct access to the attached heated garage for added convenience.

The fully finished basement extends your living space with a large rec room, two electric fireplaces, a full bathroom, and a versatile additional room that can serve as a fourth bedroom, guest suite, or home gym. Ample storage ensures everything has its place.



With a total of 3.5 bathrooms, major updates, and a versatile floorplan, this home combines comfort, functionality, and style all in a family friendly neighborhood close to schools, parks, shopping, and major routes

Built in 1998

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2243711    |
| Price          | \$640,000   |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 1,723       |
| Acres          | 0.12        |
| Year Built     | 1998        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                            |
|-------------|----------------------------|
| Address     | 264 Harvest Hills Drive Ne |
| Subdivision | Harvest Hills              |
| City        | Calgary                    |
| County      | Calgary                    |
| Province    | Alberta                    |
| Postal Code | t3k4h7                     |

**Amenities**

|                |                        |
|----------------|------------------------|
| Parking Spaces | 5                      |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

**Interior**

|                   |                                                                  |
|-------------------|------------------------------------------------------------------|
| Interior Features | Central Vacuum, Kitchen Island, No Animal Home, No Smoking Home, |
|-------------------|------------------------------------------------------------------|

|                 |                                                                                                     |
|-----------------|-----------------------------------------------------------------------------------------------------|
|                 | Open Floorplan, Pantry, Walk-In Closet(s)                                                           |
| Appliances      | Central Air Conditioner, Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer |
| Heating         | Forced Air                                                                                          |
| Cooling         | Central Air                                                                                         |
| Fireplace       | Yes                                                                                                 |
| # of Fireplaces | 2                                                                                                   |
| Fireplaces      | Electric, Gas                                                                                       |
| Has Basement    | Yes                                                                                                 |
| Basement        | Finished, Full                                                                                      |

## Exterior

|                   |                     |
|-------------------|---------------------|
| Exterior Features | Private Yard        |
| Lot Description   | Back Yard           |
| Roof              | Pine Shake          |
| Construction      | Stone, Vinyl Siding |
| Foundation        | Poured Concrete     |

## Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 10th, 2025 |
| Days on Market | 6                    |
| Zoning         | R-CG                 |

## Listing Details

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

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