

# \$499,900 - 9718 Harvest Hills Link Ne, Calgary

MLS® #A2258637

**\$499,900**

3 Bedroom, 3.00 Bathroom, 1,436 sqft

Residential on 0.09 Acres

Harvest Hills, Calgary, Alberta

Welcome to an incredible opportunity in the sought-after community of Harvest Hills! This charming 3-bedroom, 2.5-bathroom home offers nearly 1,500 sq. ft. of living space and is the perfect chance to get into this desirable area at an affordable price. In mostly original condition, this property is move-in ready yet offers endless potential for cosmetic updates and personal touches, allowing the new owner to create a home that perfectly reflects their style. This rare opportunity is ideal for first-time home buyers looking to build equity, investors seeking their next project, or those who see the value in customizing a space to their taste. The inviting curb appeal leaves a great first impression and a spacious and inviting foyer greets you to the sunny main level floor plan. The functional layout features the kitchen with ample cabinetry, a white appliance package, and plenty of counter space for meal preparation, this will be where your friends and family gather while entertaining. A large family room anchored by a cozy fireplace makes an excellent gathering space for family nights, while the adjoining dining room with sliding glass doors opens onto a fully landscaped backyard, perfect for summer barbecues, gardening, or letting your kids and pets roam safely. Completing the main level is the 2-piece powder room and convenient main floor laundry and mudroom. The upper level is designed for comfort, offering three generously sized bedrooms, including a primary suite with a private 3-piece ensuite and a stand-up



shower. Two additional bedrooms and a 4-piece main bath provide space for children, guests, or a home office. The lower level is undeveloped, offering the flexibility to create additional living space, a rec room, gym, or storage area as your needs evolve. The backyard is fenced and landscaped with mature trees and established shrubs, offering privacy and a serene outdoor retreat. Harvest Hills is known for its central location and strong sense of connection, with residents enjoying access to the picturesque Harvest Hills Lake, complete with walking paths and green space perfect for morning jogs, evening strolls, or weekend picnics. For families, there are excellent school options in both the public and Catholic systems. Commuters will appreciate quick access to Deerfoot Trail, Stoney Trail, and the Calgary International Airport, making travel throughout the city seamless. The community is minutes from Downtown Calgary, and major shopping destinations such as Country Hills Town Centre, Deerfoot City, and Harvest Hills Crossing, where you will find T&T Supermarket, restaurants, coffee shops, and daily conveniences. Recreation options abound with VIVO (formerly Cardel Place) offering a fitness centre, swimming pool, library, skating rinks, and year-round programs for all ages. With its unbeatable location, versatile floor plan, and potential to add value with updates, this home represents one of the best opportunities currently available in Harvest Hills.

Built in 1997

### **Essential Information**

MLS® #	A2258637
Price	\$499,900
Bedrooms	3
Bathrooms	3.00

Full Baths	2
Half Baths	1
Square Footage	1,436
Acres	0.09
Year Built	1997
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	9718 Harvest Hills Link Ne
Subdivision	Harvest Hills
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3K 4R5

### Amenities

Parking Spaces	4
Parking	Concrete Driveway, Double Garage Attached, Garage Door Opener, Garage Faces Front, Front Drive
# of Garages	2

### Interior

Interior Features	Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, See Remarks
Appliances	Dishwasher, Electric Stove, Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Gas, Decorative
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior Features	Private Yard
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Lot Description	Back Lane, Back Yard, Front Yard, Fruit Trees/Shrub(s), Landscaped, Lawn, Level, Private, Rectangular Lot, Street Lighting, Interior Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	September 25th, 2025
Days on Market	1
Zoning	R-CG

### **Listing Details**

Listing Office	Real Broker
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