

# \$837,795 - 311, 750 Harvie Heights Road, Harvie Heights

MLS® #A2199790

**\$837,795**

2 Bedroom, 3.00 Bathroom, 944 sqft

Residential on 0.00 Acres

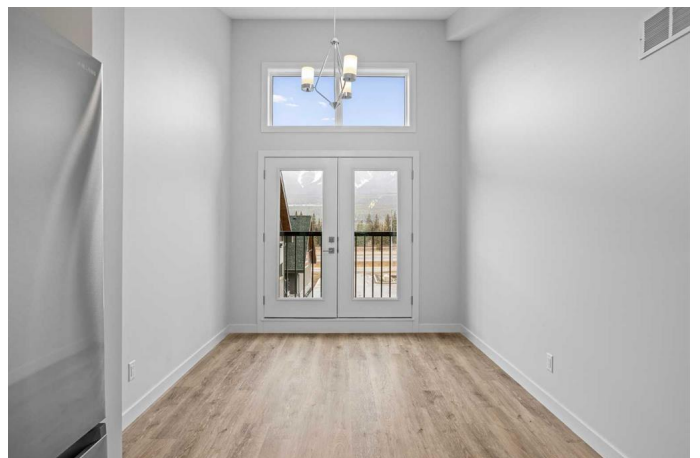
NONE, Harvie Heights, Alberta

This mountain retreat is perfectly positioned en route to Banff and just minutes from Canmore. Offering the ideal blend of adventure and relaxation, this modern 2 bed/3bath escape features a contemporary open-concept design, complete with stainless steel appliances, quartz countertops and stylish finishes throughout. Designed for both comfort and entertaining, the spacious dining area flows seamlessly onto a private balcony, where you can bask in breathtaking mountain views and enjoy the fresh alpine air. After a day of exploring or an afternoon at the Canmore Golf Club, unwind in the complex's hot tub or take advantage of the scenic hiking and biking trails just steps from your door. Whether you're seeking a weekend warrior getaway or a savvy investment, this property is short-term rental approved on platforms like Airbnb and VRBO offering excellent income potential. GST may be deferred consult your accountant for details. Don't miss this rare opportunity to own a slice of the Rockies!

Built in 2024

## Essential Information

MLS® #	A2199790
Price	\$837,795
Bedrooms	2
Bathrooms	3.00
Full Baths	2



Half Baths	1
Square Footage	944
Acres	0.00
Year Built	2024
Type	Residential
Sub-Type	Row/Townhouse
Style	Stacked Townhouse
Status	Active

### **Community Information**

Address	311, 750 Harvie Heights Road
Subdivision	NONE
City	Harvie Heights
County	Bighorn No. 8, M.D. of
Province	Alberta
Postal Code	T1W2W2

### **Amenities**

Amenities	Parking, Spa/Hot Tub
Parking Spaces	1
Parking	Assigned, Parking Lot, Stall

### **Interior**

Interior Features	Breakfast Bar, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Recessed Lighting
Appliances	Dishwasher, Electric Stove, Microwave, Refrigerator, Washer/Dryer Stacked
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Tile
Basement	None

### **Exterior**

Exterior Features	Lighting
Lot Description	Backs on to Park/Green Space
Roof	Asphalt Shingle
Construction	Composite Siding

Foundation            Poured Concrete

### **Additional Information**

Date Listed            March 6th, 2025

Days on Market      32

Zoning                 Visitor Accomodation

### **Listing Details**

Listing Office         CENTURY 21 NORDIC REALTY

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