

Harvest Hills

9718 Harvest Hills Link NE



THE
McKELVIE
GROUP.com

real
Real Broker



Rick Easthope
403-999-1397

rick@themckelviigroup.com
www.themckelviigroup.com

9718 Harvest Hills Link NE

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.



9718 Harvest Hills Link NE Calgary, AB T3K 4R5

Residential

Active

A2258637

PD:

DOM: 0

LP: \$499,900.00

OP: \$499,900.00

Banner: *A Rare Opportunity Awaits in Harvest Hills!*



Class:	Detached	City:	Calgary
County:	Calgary	Subdivision:	Harvest Hills
Type:	House	Ttl Beds:	3
Levels:	Two	F/H Bth:	2/1
Year Built:	1997	RMS SQFT:	1,435.71
LINC#:	0026925554	LP/SF:	\$348.19
Arch Style:	2 Storey	Suite:	No
Possession:	Negotiable	Lot Size:	3810 SF 353.96 SM
Lot Dim:		Lot Depth:	33.99 M 111.52'
Front Length:	10.40M 34' 1"	Lot:	2
Legal Desc:	9612614;14;2	Condo:	No
Legal Pln:	9612614 Blk: 14	Tax Amt/Yr:	\$3,386.00/2025
Zoning:	R-CG	Loc Imp Amt:	
Title to Lnd:	Fee Simple	Front Exp:	W
Disclosures:	No Disclosure		
Restrict:	Airspace Restriction, See Remarks		

Recent Change: **09/25/2025 : NEW**

Public Remarks: 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.

Directions:

Rooms & Measurements

	1P	2P	3P	4P	5P	6P					
Baths:	0	1	0	1	0	0	Bed Abv: 3	Main: 66.44	Mtr2	715.16	SqFt
EnSt Bth:	0	0	1	0	0	0	Rms Abv: 6	Upper: 66.94	Mtr2	720.55	SqFt
								Total AG: 133.38	Mtr2	1,435.71	SqFt
Garage Dims (L x W):	18' 8" x 21' 7"										

Property Information

Basement:	Full, Unfinished	Laundry Ft:	Main Level
Heating:	Forced Air, Natural Gas	Cooling:	None
Construction:	Vinyl Siding, Wood Frame	Fireplaces:	1/Decorative, Family Room, Gas
Foundation:	Poured Concrete	Flooring:	Carpet, Linoleum
Exterior Feat:	Private Yard	Fencing:	Fenced
Roof Type:	Asphalt Shingle	Balcony:	See Remarks
Reports:	None		
Warranty:	None		
Parking:	Concrete Driveway, Double Garage Attached, Front Drive, Garage Door Opener, Garage Faces Front		
Features:	Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, See Remarks		



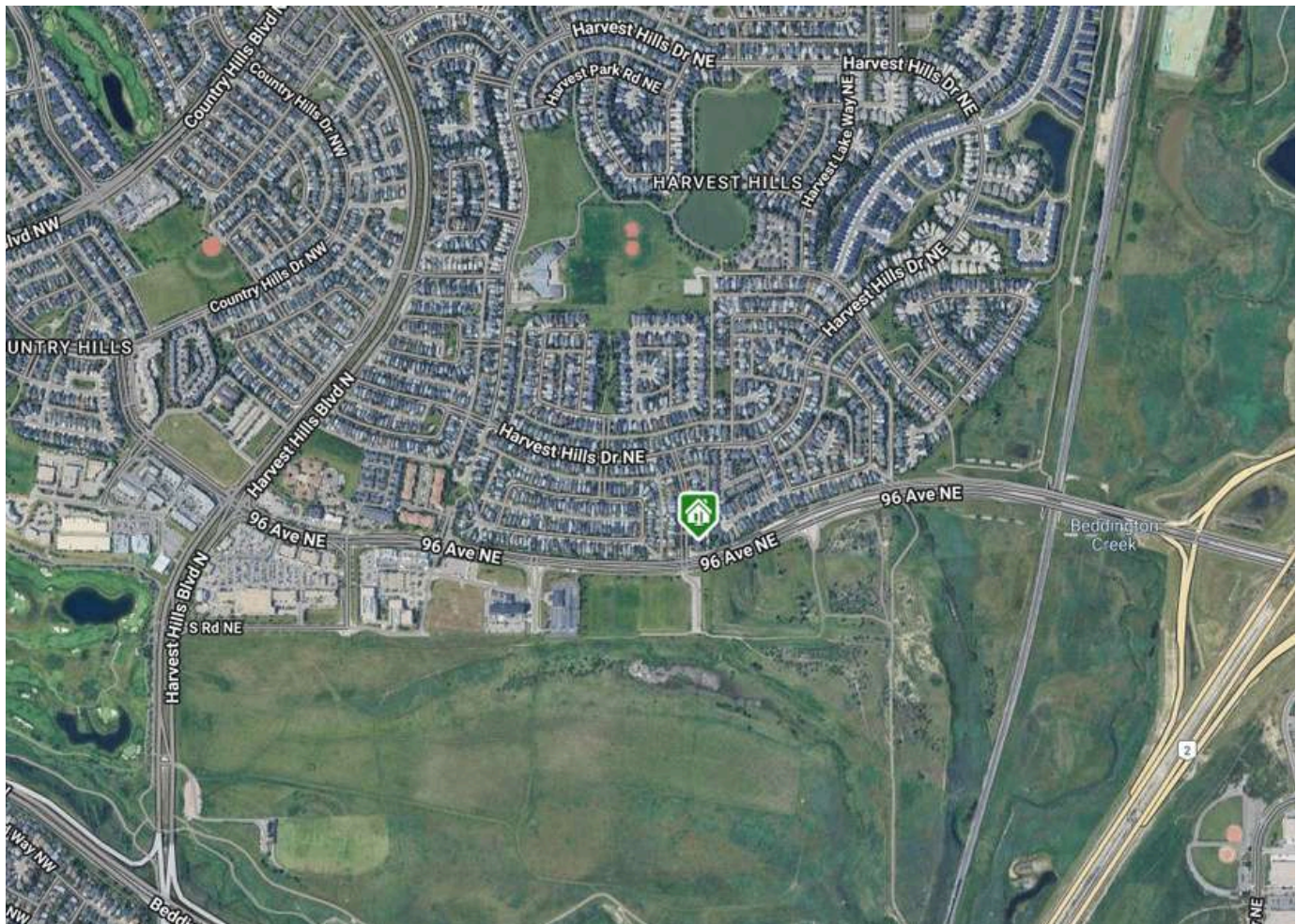
Features: Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, See Remarks
Comm Feature: Lake, Park, Playground, Pool, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Tennis Court(s), Walking/Bike Paths
Lot Features: Back Lane, Back Yard, Front Yard, Fruit Trees/Shrub(s), Interior Lot, Landscaped, Lawn, Level, Private, Rectangular Lot, Street Lighting
Goods Include: Shed
Appliances: Dishwasher, Electric Stove, Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Other Equip: None
Goods Exclude: N/A

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INFORMATION HEREIN DEEMED RELIABLE BUT NOT GUARANTEED. AS OF 2017 MEASUREMENTS ARE PER RESIDENTIAL MEASUREMENT STANDARDS (RMS).

Rooms

Type	Level	Dimensions	Type	Level	Dimensions
2pc Bathroom	Main	5' 0" x 5' 2"	Dining Room	Main	9' 11" x 10' 9"
Kitchen	Main	10' 8" x 11' 8"	Living Room	Main	13' 3" x 13' 2"
3pc Ensuite bath	Upper	5' 0" x 8' 0"	4pc Bathroom	Upper	9' 6" x 5' 0"
Bedroom	Upper	10' 8" x 11' 0"	Bedroom	Upper	12' 8" x 9' 9"
Bedroom - Primary Upper		17' 8" x 16' 7"			3.86M x 2.97M
		5.39M x 5.05M			



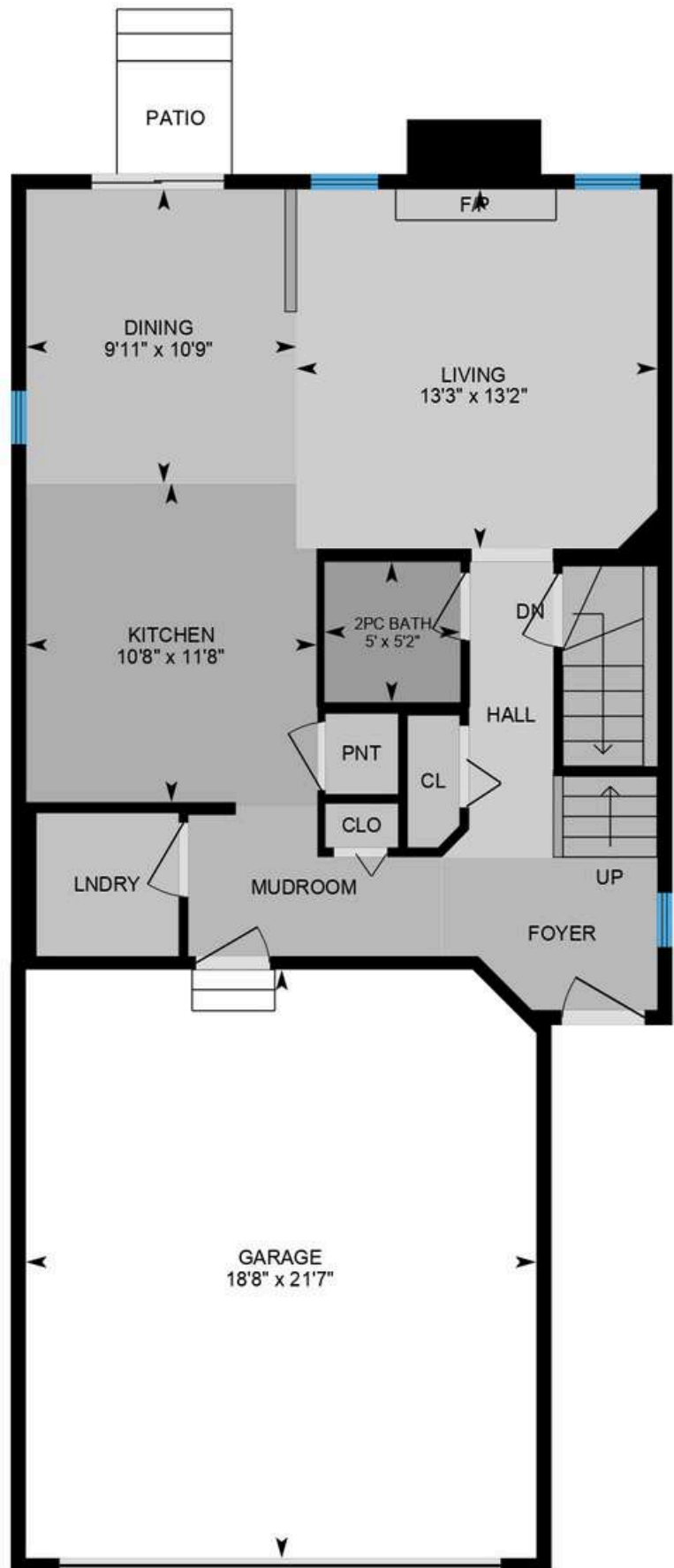
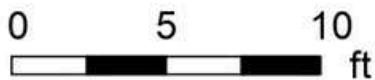
The Floor Plans

MAIN FLOOR:

EXTERIOR AREA:
715.16 SQ. FT.

INTERIOR AREA:
658.05 SQ. FT.

EXCLUDED AREA:
433.20 SQ. FT.

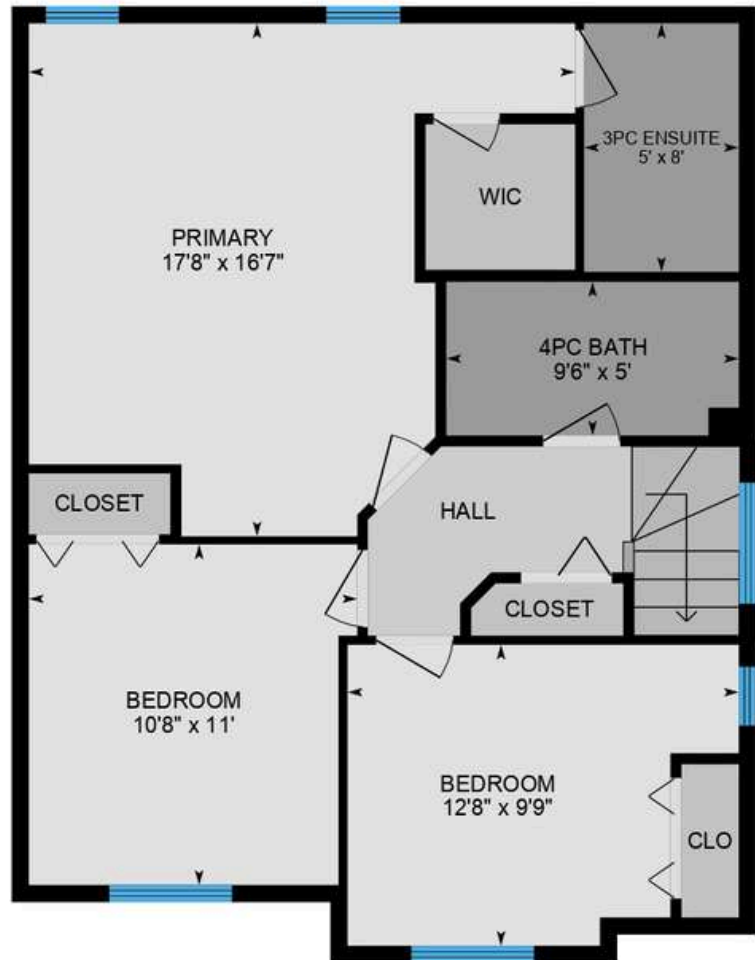
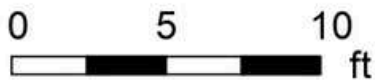


The Floor Plans

SECOND FLOOR:

EXTERIOR AREA:
720.55 SQ. FT.

INTERIOR AREA:
661.93 SQ. FT.



ROOM DIMENSIONS

Main Building

MAIN FLOOR

2pc Bath: 5' x 5'2"
Dining: 9'11" x 10'9"
Garage: 18'8" x 21'7"
Kitchen: 10'8" x 11'8"
Living: 13'3" x 13'2"

2ND FLOOR

3pc Ensuite: 5' x 8'
4pc Bath: 9'6" x 5'
Bedroom: 10'8" x 11'
Bedroom: 12'8" x 9'9"
Primary: 17'8" x 16'7"

Main Building

MAIN FLOOR

Interior Area: 658.05 sq ft
Excluded Area: 433.20 sq ft
Perimeter Wall Thickness: 6.5 in
Exterior Area: 715.16 sq ft

2ND FLOOR

Interior Area: 661.93 sq ft
Perimeter Wall Thickness: 6.5 in
Exterior Area: 720.55 sq ft

Total Above Grade Floor Area, Main Building

Interior Area: 1319.97 sq ft
Excluded Area: 433.20 sq ft
Exterior Area: 1435.71 sq ft

Total Area (Above & Below Grade), Main Building

Interior Area: 1319.97 sq ft
Excluded Area: 433.20 sq ft
Exterior Area: 1435.71 sq ft

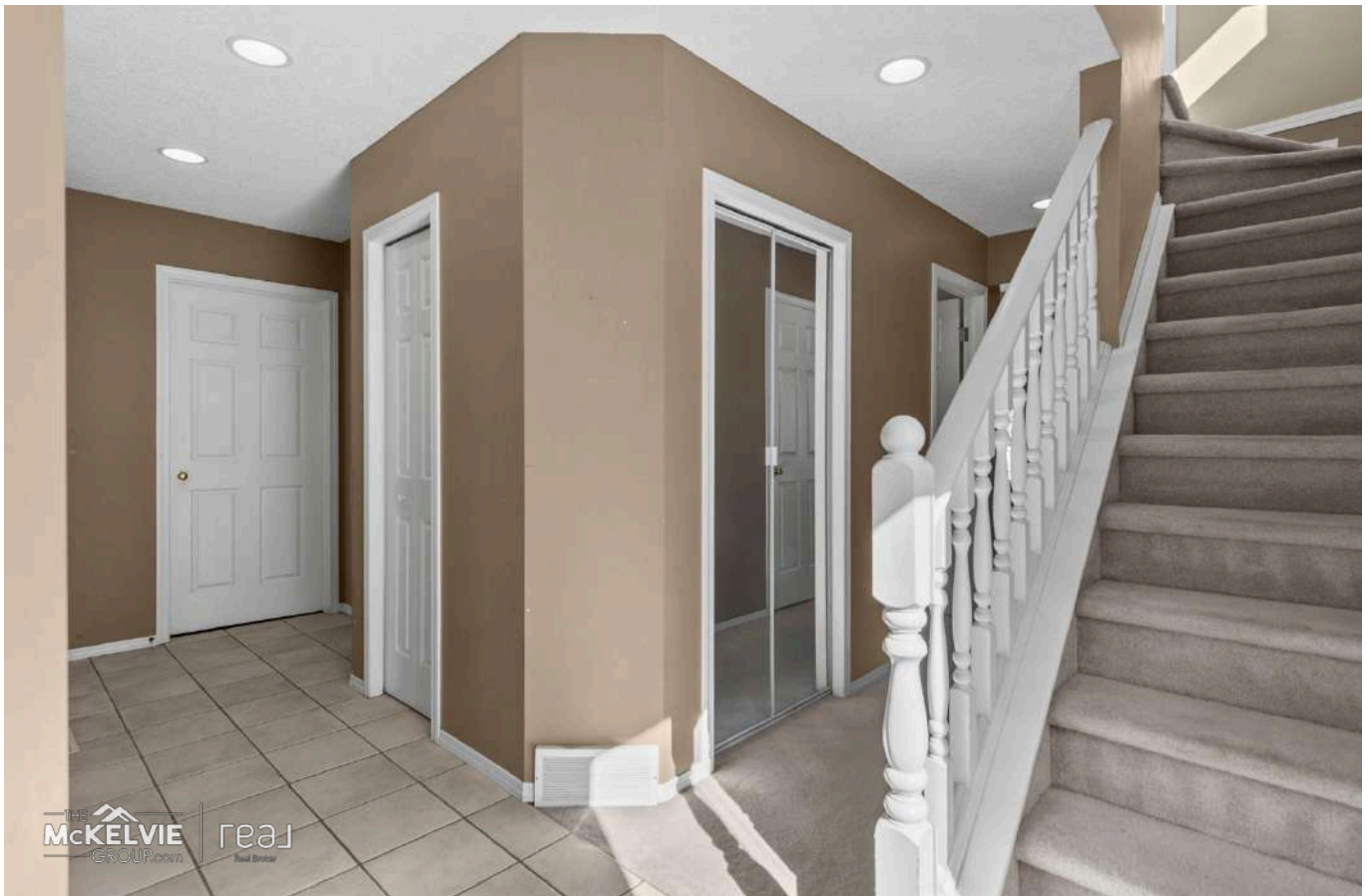
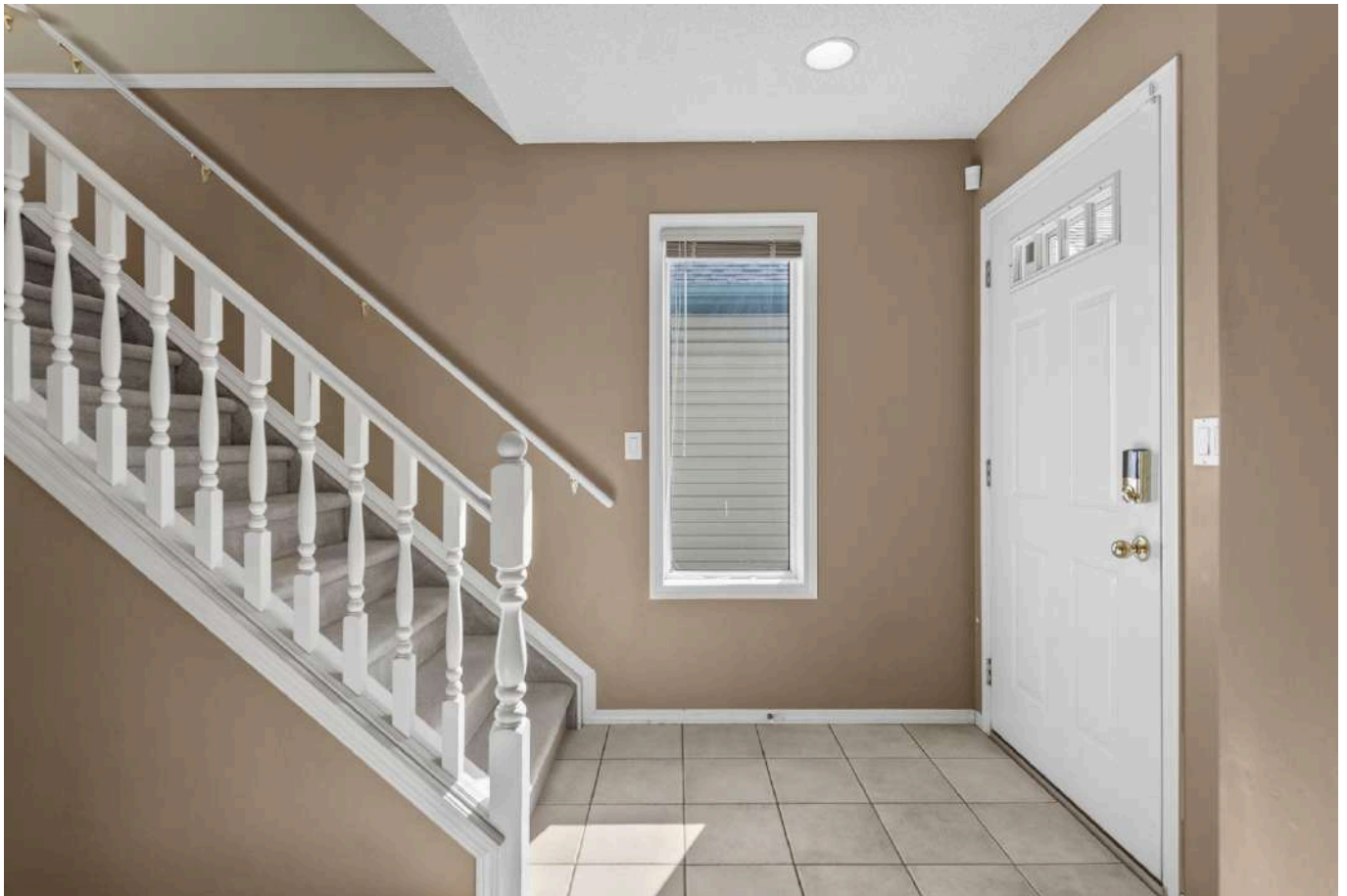
Room Measurements

Only major rooms are listed. Some listed rooms may be excluded from total interior floor area (e.g. garage). Room dimensions are largest length and width; parts of room may be smaller. Room area is not always equal to product of length and width.

Floor Area Information

Floor areas include footprint area of interior walls. All displayed floor areas are rounded to two decimal places. Total area is computed before rounding and may not equal to sum of displayed floor areas.











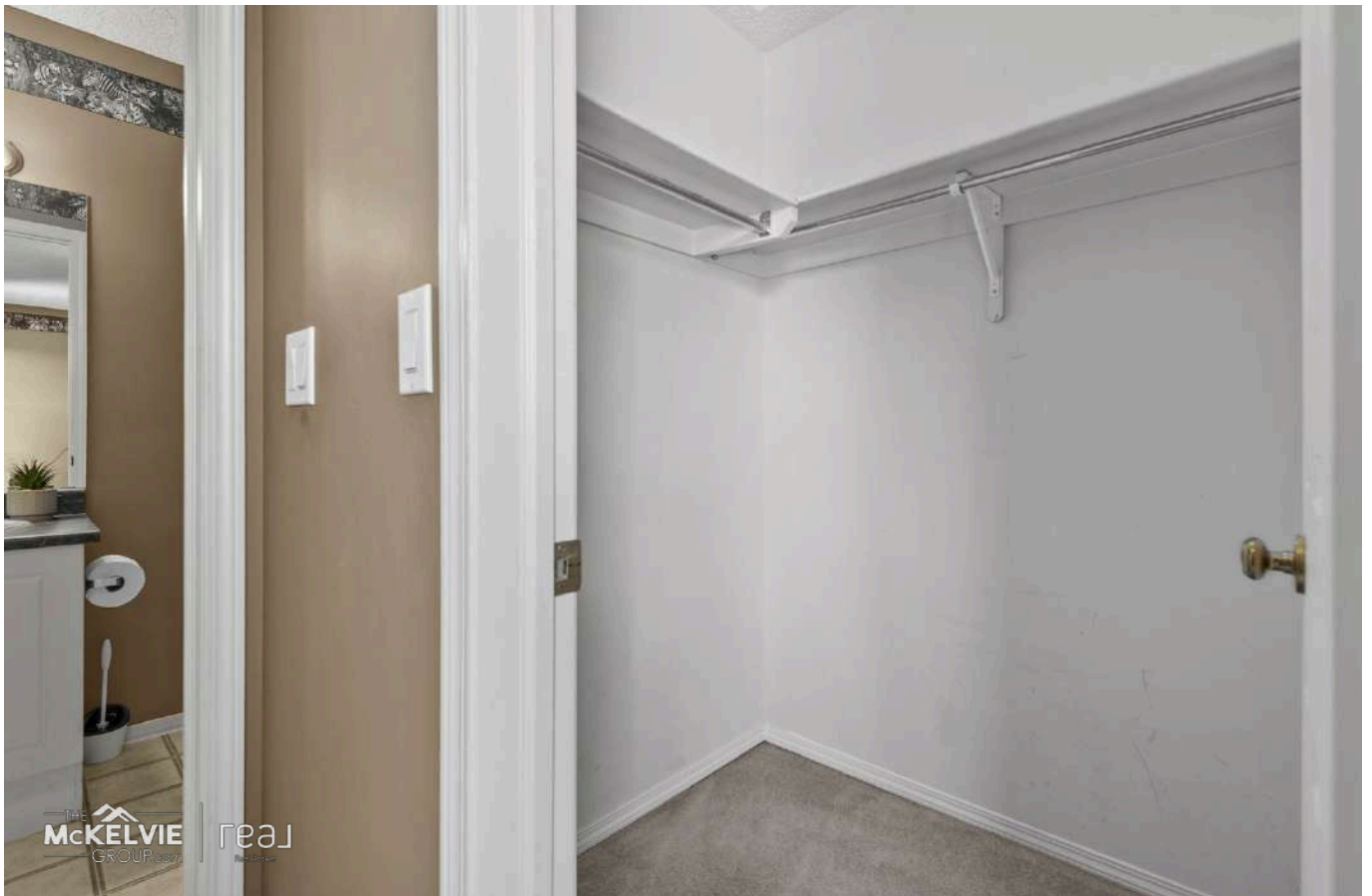


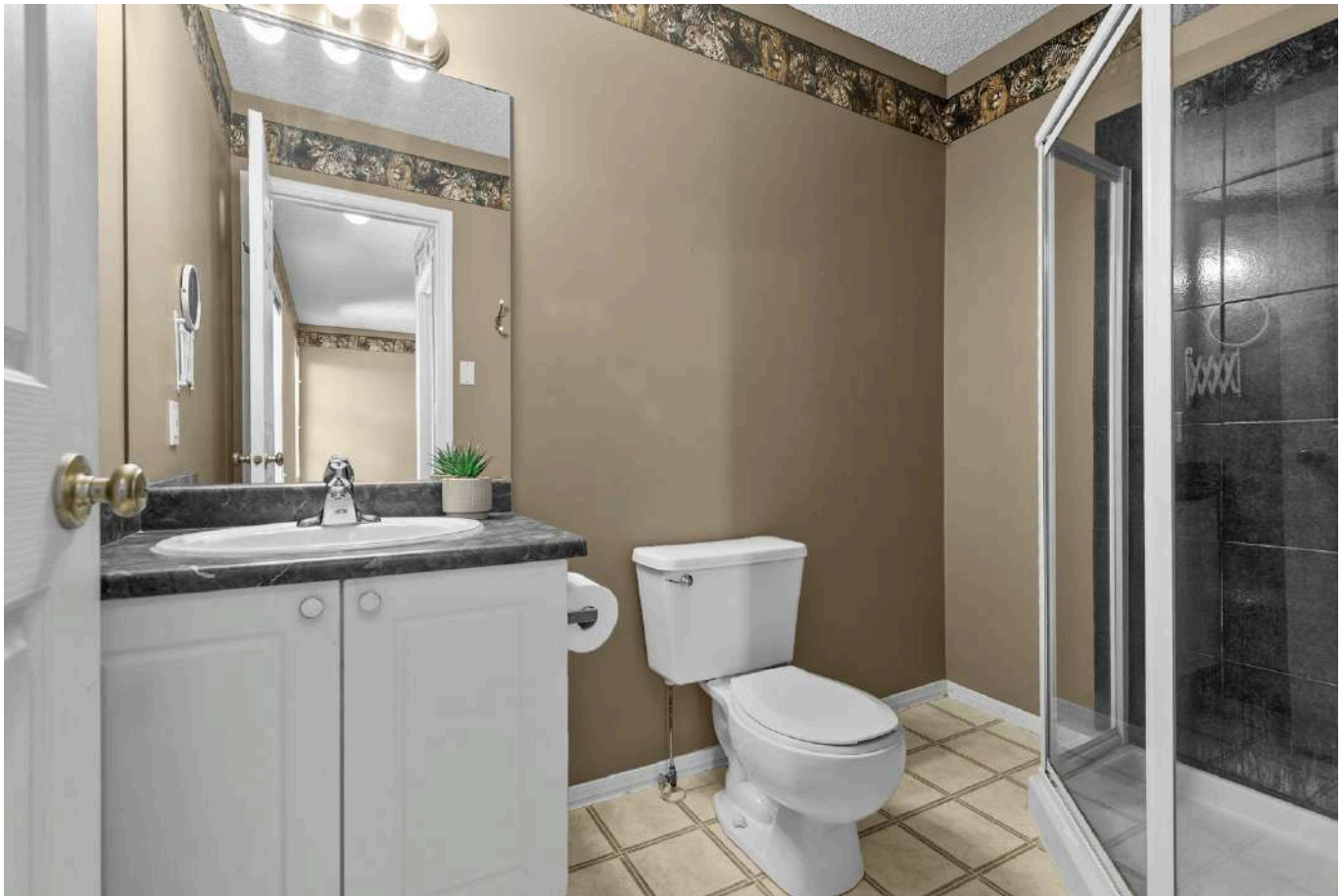




















WELCOME TO

Harvest Hills

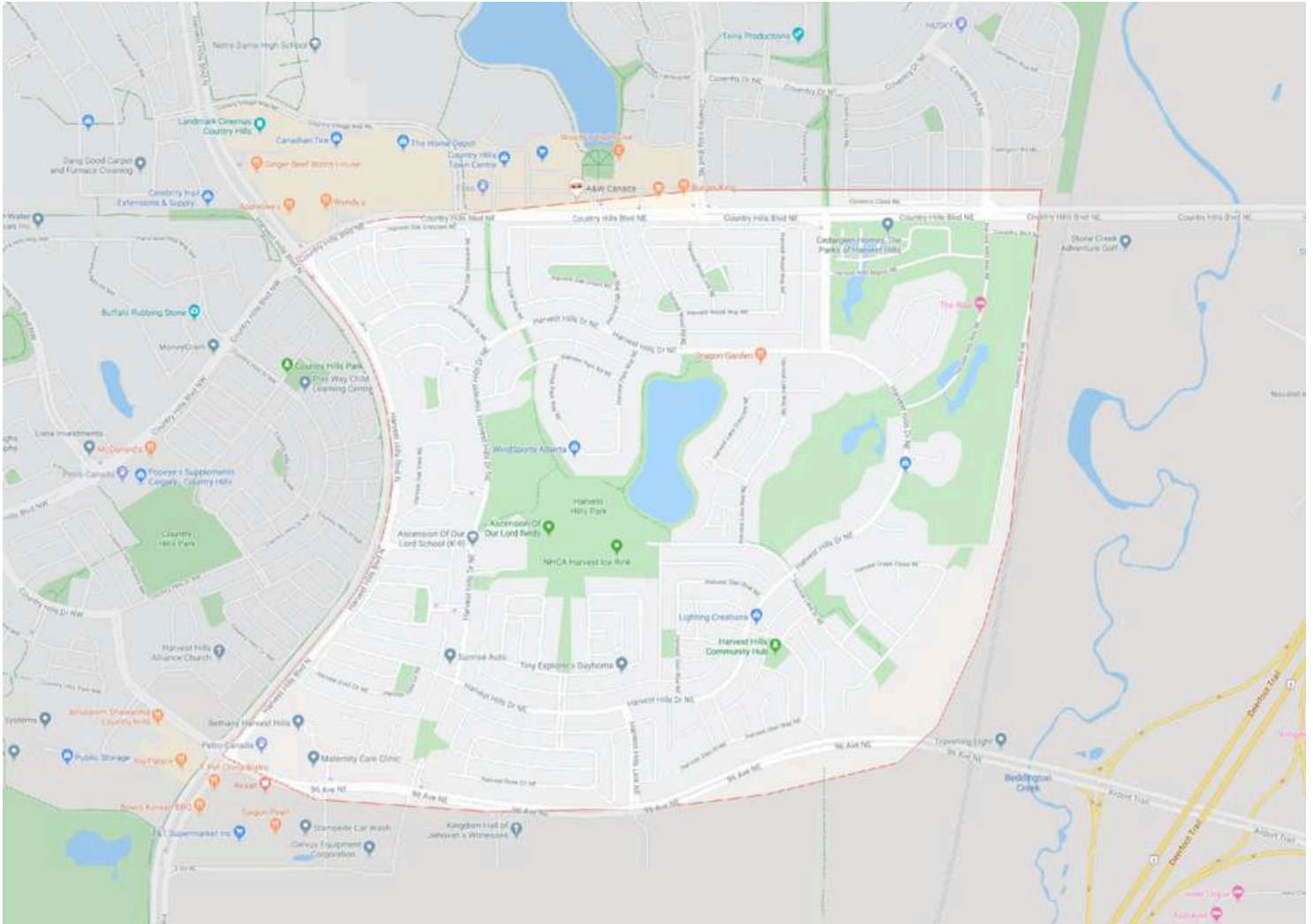


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THE COMMUNITY

WELCOME TO HARVEST HILLS



Harvest Hills is a residential neighbourhood in the northeast quadrant of Calgary, Alberta. Located in NE Calgary, and was developed in 1991 and belongs to the Northern Hills Community Association. It is bounded by Deerfoot Trail to the east, by Beddington Trail to the south, by Country Hills Boulevard to the north and by Harvest Hills Boulevard to the west. The community contains a lake (the Harvest Hills lake). The Harvest Hills golf course shut down in early 2016 and is in the process of redevelopment. It's very close to Confluence Park and the Nose Creek recreational pathway and conveniently located close to Deerfoot Trail and the city of Calgary International Airport.

CITY OF CALGARY PROFILE:

<https://www.calgary.ca/CSPS/CNS/Pages/Social-research-policy-and-resources/Community-profiles/Harvest-Hills.aspx>

THE COMMUNITY

NORTHERN HILLS COMMUNITY ASSOCIATION

11950 Country Village Link NE Calgary, AB T3K 6E3
403-226-6422

Harvest Hills is located in Northwest Calgary and was developed in 1991. The Northern Hills Community Association formed in 1994 and serves the surrounding communities of Panorama Hills, Coventry Hills and Harvest Hills. These communities are adjacent to the Country Hills Golf Course, and very close to Confluence Park and the Nose Creek recreational pathway. It conveniently located close to Deerfoot Trail and the city of Calgary Airport.

<http://northernhills.ab.ca/>

LINKS:

Facebook: <https://www.facebook.com/northernhillscalgary/>

Twitter: <https://twitter.com/nhcafb>

Instagram: <https://www.instagram.com/northernhillscalgary/>



LIBRARIES

Sage Hill Library -
19 Sage Hill Passage NW. 403-260-2600

The Country Hills Library -
Located in the VIVO Rec Centre

SHOPPING

LOCAL SHOPPING

HARVEST HILLS PLAZA

32 Harvest Hills Dr NE

A small strip mall in the heart of Harvest Hills. Tenants include a convenience store, restaurant, liquor store & more.



HARVEST HILLS CROSSING

9650 Harvest Hills Blvd N

Tenants include Bell, T & T Supermarket, Rexall, banks, restaurants, shops & much more!



ASHTON SQUARE -

30 COUNTRY HILLS LANDING NW

Shops, services & restaurants.



COUNTRY HILLS TOWN CENTRE

450 Country Hills Blvd NE

Located in an established Calgary community of urban sophistication that retains a sense of retail charm, Country Hills Town Centre offers 50+ unique shops, boutiques and services including: grocery, drugstore, restaurants, dry cleaning, insurance, pet supplies/animal hospital, health and beauty, travel, floral, financial and more!

Tenants: Landmark Movie theatre, Sobeys, Home Depot, Shoppers Drug Mart, Tim Hortons, Woody's Tap House & so much more!

<http://countryhillstowncentre.ca/>



PANORAMA HILLS CENTRE

177 Country Hills Blvd NW

McDonalds, liquor store, Pharmacy, nail salon, Tim Hortons, gas station, convenience store, car wash & more.



SHOPPING

LOCAL SHOPPING

COVENTRY HILLS SHOPPING CENTRE

130 Country Village Rd NE

Superstore, Winners, Petland, restaurants, shops & services.



SAGE HILL PLAZA

15 Sage Hill Plaza NW

Tenants include: T&T, Value Village, Walmart, coffee shops, restaurants, shops and services and more.



EVANSTON TOWN CENTRE

2060 Symons Valley Parkway NW

Tenants include: Sobeys, Shoppers Drug Mart, a Pet Hospital, and a variety of restaurants and services.



CREEKSIDE SHOPPING CENTRE

12432 Symons Valley Rd NW

Tenants include: The Local Pub, CO-OP, Shoppers Drug Mart, and numerous restaurants, shops and services.

BEACON HILL SHOPPING CENTRE

11500 Sarcee Trail NW

Tenants include: Costco, Home Depot, Michaels, The Brick, Canadian Tire, shops, services, restaurants & more.



CROSSIRON MILLS MALL

261055 Crossiron Blvd, Rocky View No. 44

<https://www.crossironmills.com/>

NEW HORIZON MALL

260300 Writing Creek Cres,
Rocky View No. 44, AB

<https://newhorizonmall.com/>



THE COMMUNITY

Conveniently located close to all amenities

GROCERY STORES

Sobeys - 500 Country Hills Blvd NE

T&T Supermarket Inc. - 9650 Harvest Hills Blvd NW

RC Superstore - 100 Country Village Rd NE

T&T - 10 Sage Hill Way NW

Save-On-Foods - 225 Panatella Hill NW

Creekside Co-op - 12000 Symons Valley Rd NW

Walmart Super Centre - 35 Sage Hill Gate NW



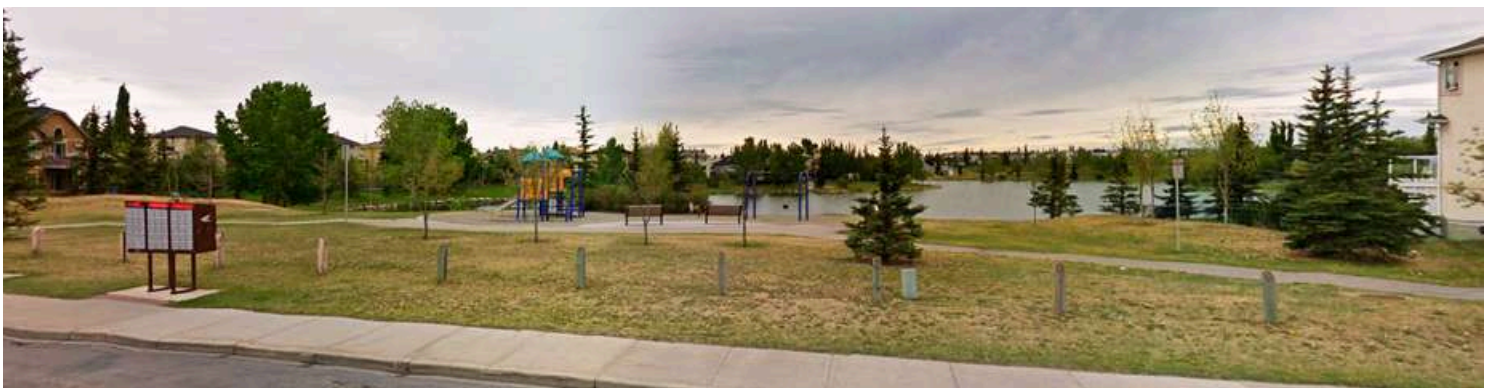
LOCAL PARKS



HARVEST HILLS LAKE & HARVEST HILLS PARK

518 Harvest Lake Dr NE

This large park is built around a community lake with open green spaces, playing fields, baseball diamonds, an outdoor ice hockey rink, and community garden. Take a stroll around the walking / biking path to the opposite side of the lake where you will find a playground (Harvest Hills Drive NE).



THE COMMUNITY

PUBLIC TRANSIT

It is easy to get around as there are various bus routes throughout the neighbourhood. <http://www.calgarytransit.com/schedules-maps>

PARKS & RECREATION



VIVO REC CENTER

11950 Country Village Link NE Calgary
Phone: 403-532-1013

HOURS:

MONDAY – FRIDAY 5:30 AM – 10:30 PM
SATURDAY & SUNDAY 7:00 AM – 9:00 PM

<https://www.vivo.ca/>



COUNTRY HILLS GOLF CLUB

1334 Country Hills Blvd NW
(403) 226-7777
<https://www.countryhills.ab.ca/>

BEDDINGTON GOLF PARK

9284 Harvest Hills Blvd N
(403) 686-2171
Beddington Golf Park is a relaxing golf driving range experience with 40 stalls.
<https://www.beddingtongolfpark.com/>



THE COMMUNITY

PARKS & RECREATION

NOSE CREEK PARKWAY

81 Bedford Manor NE

West Nose Creek Park lies along both banks of West Nose Creek near its confluence with Nose Creek in the northeast part of the city. The park was created in the early 1990s and occupies about 73 hectares. The name comes from its relationship with Nose Creek. This park features pathways, trails, off-leash area, meandering creek, bridges and is home of the 2007 birth place Forest.

<https://www.calgary.ca/CSPS/Parks/Pages/Locations/NE-parks/West-Nose-Creek.aspx>

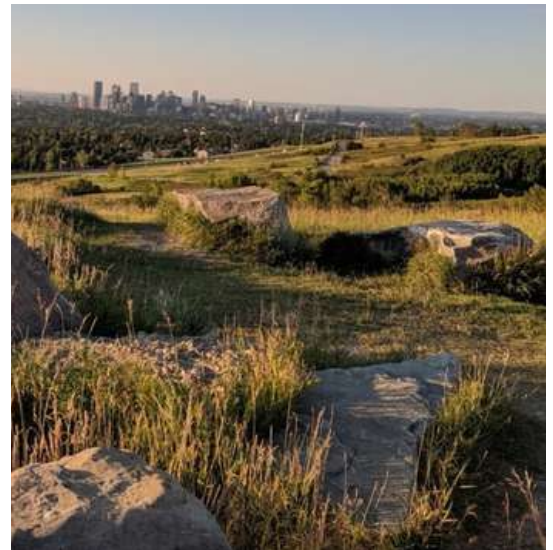


NOSEHILL PARK

5620 14 St NW

Nose Hill Park is a natural environment City Park in the northwest quadrant of Calgary, Alberta which covers over 11 km² (4.2 sq mi). It is the third largest urban park in Canada, and one of the largest urban parks in North America. It is a municipal park, unlike Fish Creek, which is a provincial park. Nose Hill Park is located in the northwest quadrant of Calgary, Alberta. It was created in 1980.

<https://www.calgary.ca/parks/nose-hill-park.html>



OFF-LEASH PARKS

Confluence Park/West Nose Creek Park -

Beddington Blvd NE

Beddington Area 2 Off Leash Dog Park -

88 Bernard Close NW

Huntington Hills Area 3 Off Dog Park -

303 Beddington Blvd NE



COMMUNITY - SERVICES

POLICE

CALL 911 FOR ALL EMERGENCIES.

Calgary Police Service District 7 -

Country Hills

11955 Country Village Link NE

Phone: 403-428-6700

FIRE STATION

CALL 911 FOR ALL EMERGENCIES.

Country Hills Fire Station #31

11955 Country Village Link NE

Hidden Valley Fire Station No. 36

10071 Hidden Valley Dr NW, Calgary

HOSPITALS

FOOTHILLS MEDICAL CENTRE

(24 hour Emergency)

1403 29 Street NW

Phone: 403-944-1110 (Switchboard)

ALBERTA CHILDREN'S HOSPITAL

(24 hour Emergency)

2888 Shaganappi Trail NW

Phone: 403-955-7211

COCHRANE COMMUNITY HEALTH CENTRE

OPEN 8AM TO 10PM DAILY

60 Grande Boulevard, Cochrane.

Phone: 403-851-6000 (Switchboard)

SHELDON M. CHUMIR HEALTH CENTRE

(24 HOURS)

1213 4 St SW

403-955-6200

<https://www.albertahealthservices.ca/findhealth/facility.aspx?id=1018406>

WALK-IN CLINICS

MEDICARE WALK-IN CLINIC

COUNTRY HILLS

70 Country Hills Landing NW Suite 103

587-356-3793

<https://medicareclinic.ca>

HARVEST HILLS MEDICAL CLINIC

500 Country Hills Blvd NE #715

403-226-8647

<https://albertafindadoctor.ca/>

PRIMACY - FAMILY CARE CENTRE

100 Country Village Rd NE

403-226-6715

<https://www.primacy.ca/locations/country-hills-fcc/>

DENTISTS

METRO DENTAL CARE

40 Country Hills Landing NW Unit 210

587-355-2524

<https://www.metrodentalcare.ca/>

COUNTRY HILLS DENTAL CENTRE

#707, 500 Country Hills Blvd NE

403-226-1809

<https://www.countryhillsdental.com/>

COMMUNITY - SERVICES

SERVICES



PHYSIO / CHIRO +

CARING HANDS PHYSIOTHERAPY & MASSAGE

30 Country Hills Landing NW #224
403-460-1705

<https://www.caringhandsphysio.com/>

NORTHERN HILLS CHIROPRACTIC

36 Panatella Blvd NW
403-567-0400

<https://www.northernhillschiro.ca/>

PANTHER SPORTS MEDICINE - COUNTRY HILLS

11950 Country Village Link NE
(403) 226-5733

<https://panthersportsmedicine.com/>

CHIROPRACTIC CENTER FOR HEALTH

768-500 Country Hills Blvd NE
(403) 226-4433

<https://www.myspinedocs.com/>

VETS

VCA Canada Harvest Hills

500 Country Hills Blvd NE #711
403-226-5522

<https://vcacanada.com/harvesthills/>

PANORAMA HILLS ANIMAL HOSPITAL

410 - 1110 Panatella Blvd NW
403-277-9111

<https://www.panoramahillsanimalhospital.ca/>

HEALTHY PAWS FORWARD VETERINARY HOSPITAL

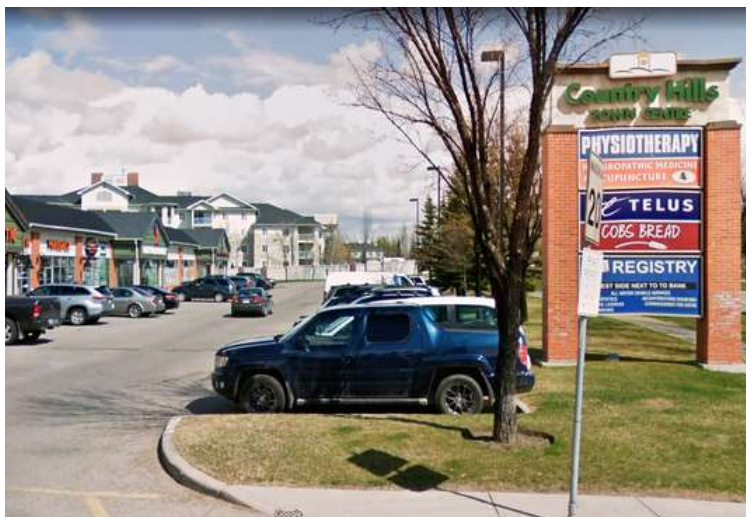
2024, 2060 Symons Valley Pkwy NW
403-475-7297

<https://www.healthypawsvet.ca/>

NORTH VETERINARY HOSPITAL

OPEN 24 Hours
4204 4th Street N.W.
403-277-0135

<https://vcacanada.com/calgarynorth/>



SCHOOLS

PUBLIC SCHOOLS

North Haven School (K-6)

4922 North Haven Dr NW

403-777-6220

<http://school.cbe.ab.ca/school/NorthHaven/>

Colonel Irvine School (5-9)

412 Northmount Dr NW

403-777-7280

<http://school.cbe.ab.ca/school/ColonelIrvine/Pages/default.aspx>

John G. Diefenbaker High School (10-12)

6620 4 St NW Calgary

403-274-2240

<http://school.cbe.ab.ca/school/johngdiefenbaker/>

PRE-SCHOOLS

Curiosity Corner Preschool

790 Coventry Dr NE

403-226-3710

Purple Potamus Preschool & Jr. Kindergarten

780-500 COUNTRY HILLS BLVD. NE

403-567-0249

<http://www.purplepotamus.ca/>

CATHOLIC SCHOOLS

Ascension Of Our Lord School (K-9)

509 Harvest Hills Drive NE

403-500-2075

<https://ascension.cssd.ab.ca/>

Notre Dame High School (10-12) Catholic

11900 Country Village Link NE

403-500-2109

<https://notredame.cssd.ab.ca/>

PRIVATE SCHOOLS

Calgary Waldorf School

www.calgarywaldorf.org

Renert School

www.renertschool.ca

Webber Academy

<http://www.webberacademy.ca/>

Mountain View Academy

<http://mountainviewacademy.ca/>



HARVEST HILLS

