

# \$439,900 - 49 Country Village Circle Ne, Calgary

MLS® #A2106924

**\$439,900**

3 Bedroom, 2.00 Bathroom, 1,230 sqft

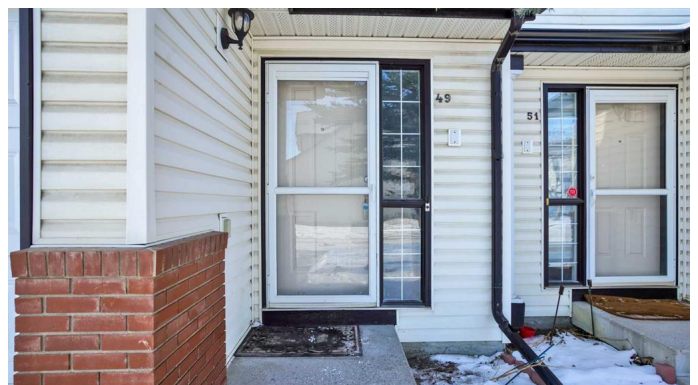
Residential on 0.03 Acres

Country Hills Village, Calgary, Alberta

This lovely 2-story townhouse with 3 bedrooms is the perfect family home and an outstanding investment in this well-connected neighborhood. Located not far from the airport, close to Cross Iron Mills shopping center and near major roads, you can quickly get downtown, making commuting from the esteemed Panorama Hills community a breeze. This home has laminate wood flooring on the main floor, brand new carpets upstairs and an attractive neutral color scheme throughout. It has recently been stylishly renovated. The modern open concept kitchen is brand new, boasting granite countertops and gleaming white cabinetry to set off the black appliances. The kitchen opens to a living/dining area with fireplace insert and patio doors leading to a concrete patio. With a comfy living room that looks out on green spaces, a master bedroom with walk-in closet, 2 other roomy bedrooms and a 4 pcs full bath, and a single car garage coupled with a single car driveway, this property should definitely be on your list. Whatâ€™s more, you have a full unfinished basement for your future plans. This is a family-friendly area with good schools nearby, easy access to public transit, playgrounds, walking paths, a community center and more. It wonâ€™t take long for you to feel right at home!

Built in 2003

## Essential Information



|                |               |
|----------------|---------------|
| MLS® #         | A2106924      |
| Price          | \$439,900     |
| Sold Price     | \$446,000     |
| Bedrooms       | 3             |
| Bathrooms      | 2.00          |
| Full Baths     | 1             |
| Half Baths     | 1             |
| Square Footage | 1,230         |
| Acres          | 0.03          |
| Year Built     | 2003          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Sold          |

### **Community Information**

|             |                              |
|-------------|------------------------------|
| Address     | 49 Country Village Circle Ne |
| Subdivision | Country Hills Village        |
| City        | Calgary                      |
| County      | Calgary                      |
| Province    | Alberta                      |
| Postal Code | T3K5X3                       |

### **Amenities**

|                |                        |
|----------------|------------------------|
| Amenities      | Other                  |
| Parking Spaces | 2                      |
| Parking        | Single Garage Attached |

### **Interior**

|                   |                                                                                       |
|-------------------|---------------------------------------------------------------------------------------|
| Interior Features | Granite Counters, Open Floorplan, See Remarks                                         |
| Appliances        | Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave, Refrigerator, Washer |
| Heating           | Forced Air                                                                            |
| Cooling           | None                                                                                  |
| Fireplace         | Yes                                                                                   |
| # of Fireplaces   | 1                                                                                     |
| Fireplaces        | Gas                                                                                   |
| Has Basement      | Yes                                                                                   |
| Basement          | Full, Unfinished                                                                      |

**Exterior**

|                   |                          |
|-------------------|--------------------------|
| Exterior Features | Lighting                 |
| Lot Description   | Back Yard                |
| Roof              | Asphalt Shingle          |
| Construction      | Vinyl Siding, Wood Frame |
| Foundation        | Poured Concrete          |

**Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | February 16th, 2024 |
| Date Sold      | March 8th, 2024     |
| Days on Market | 21                  |
| Zoning         | DC (pre 1P2007)     |
| HOA Fees       | 0.00                |

**Listing Details**

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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