

# \$419,000 - 20 Country Village Manor Ne, Calgary

MLS® #A2109239

**\$419,000**

3 Bedroom, 3.00 Bathroom, 1,239 sqft

Residential on 0.03 Acres

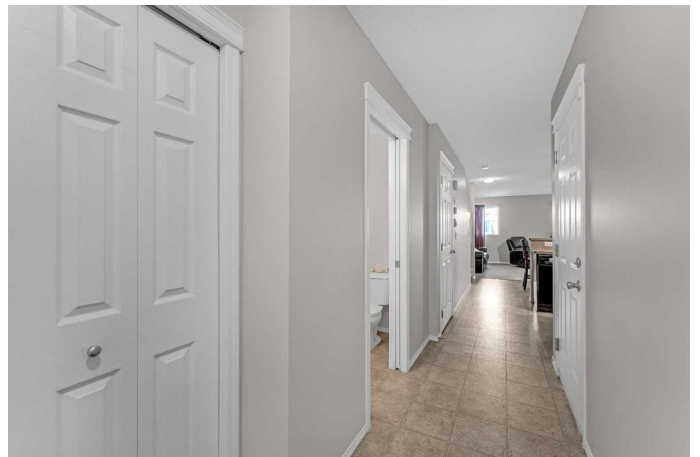
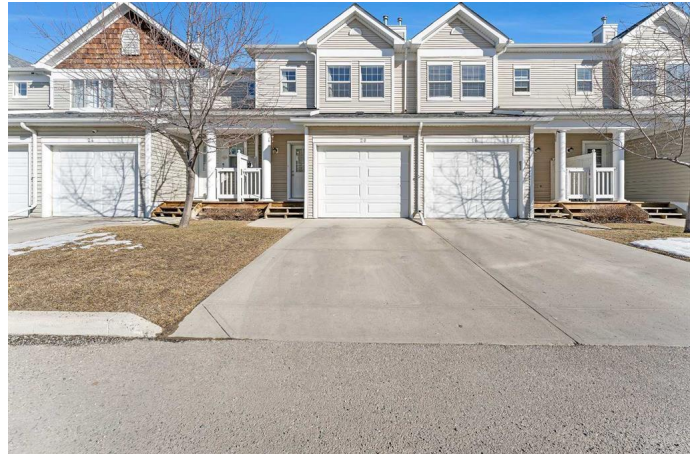
Country Hills Village, Calgary, Alberta

This home is ready to go, freshly painted, and is perfect for the first-time buyer or family looking for the convenience of home ownership without the worries! This 3-bedroom, 3-bathroom, townhome condo has over 1300sq feet of developed space and comes with a single attached garage. On the main level, you'll find the spacious kitchen with a breakfast bar leading to the dining area and living room. Through the patio doors off the living room, you'll find your own deck, with natural gas BBQ hookup, and access to the community greenspace. Rounding out the main floor is a 2-piece bathroom. Upstairs, the large primary bedroom has tons of closet space, and access to the 4-piece ensuite. Two more bedrooms plus another 4-piece bath round out the upper level. The basement is where you'll find the laundry area, plus plenty of space for future development. Nestled in Country Village, this property is a short walk to the pond and many walking paths. Tons of shopping, Vivo Recreation Centre, and schools are all only minutes away. Book your showing today!

Built in 2007

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | A2109239  |
| Price      | \$419,000 |
| Sold Price | \$455,500 |



|                |               |
|----------------|---------------|
| Bedrooms       | 3             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,239         |
| Acres          | 0.03          |
| Year Built     | 2007          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Sold          |

### Community Information

|             |                             |
|-------------|-----------------------------|
| Address     | 20 Country Village Manor Ne |
| Subdivision | Country Hills Village       |
| City        | Calgary                     |
| County      | Calgary                     |
| Province    | Alberta                     |
| Postal Code | T3k0l5                      |

### Amenities

|                |                                                                    |
|----------------|--------------------------------------------------------------------|
| Amenities      | Park, Visitor Parking                                              |
| Parking Spaces | 2                                                                  |
| Parking        | Garage Door Opener, Insulated, Parking Pad, Single Garage Attached |

### Interior

|                   |                                                                                                          |
|-------------------|----------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Laminate Counters                                                                         |
| Appliances        | Dishwasher, Dryer, Electric Range, Garage Control(s), Range Hood, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air                                                                                               |
| Cooling           | None                                                                                                     |
| Has Basement      | Yes                                                                                                      |
| Basement          | Full, Unfinished                                                                                         |

### Exterior

|                   |                              |
|-------------------|------------------------------|
| Exterior Features | Other                        |
| Lot Description   | Backs on to Park/Green Space |
| Roof              | Asphalt Shingle              |
| Construction      | Vinyl Siding, Wood Frame     |

Foundation                      Poured Concrete

**Additional Information**

Date Listed                      February 28th, 2024  
Date Sold                        March 7th, 2024  
Days on Market                8  
Zoning                            DC (pre 1P2007)  
HOA Fees                        0.00

**Listing Details**

Listing Office                    CIR Realty

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