

\$245,000 - 4102, 31 Country Village Manor Ne, Calgary

MLS® #A2165565

\$245,000

1 Bedroom, 1.00 Bathroom, 652 sqft

Residential on 0.00 Acres

Country Hills Village, Calgary, Alberta

****Exceptional Condo Opportunity!**** Discover a fantastic value with this beautifully maintained ground-floor condo, ideally located next to a scenic walking trail around a picturesque lake and just a short distance from the vibrant Vivo Community Center. With remarkably low condo fees, this gem offers not only affordability but also comfort and convenience.

****Ground Floor Access:**** Enjoy the ease of no elevators and the convenience of stepping right outside to your private west-facing balcony. ****Spacious Interiors**** Move-in ready, and spotlessly clean. The expansive master bedroom features a walk-in/walk-through closet leading directly to a 4-piece ensuite.

****Air Conditioning & In-Suite Laundry**** Stay cool in summer and enjoy the convenience of laundry right in your home.

****Parking**** Comes with one outdoor parking spot.

****Bonus Outdoor Space**** Includes a west-facing balcony with a gas barbecue hook-up.

****Pet Friendly**** Welcomes pets up to 20 kg with board approval. ****Almost all Utilities Included:**** Low condo fees cover garbage disposal, water, sewer, heat.

****Location**** Just a few minutesâ€™ walk to the lake, offering a serene and active lifestyle.

****Directions**** Take Coventry Hills Blvd to Country Village Gate, follow the signs for "Lighthouse Landing," continue to the end of the cul-de-sac, and turn right into the parking lot. Building #31.



Don't miss out on this fantastic opportunity for affordable, convenient, and spacious living. Contact us today to schedule a viewing!

Built in 2003

Essential Information

MLS® #	A2165565
Price	\$245,000
Sold Price	\$235,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	652
Acres	0.00
Year Built	2003
Type	Residential
Sub-Type	Apartment
Style	Low-Rise(1-4)
Status	Sold

Community Information

Address	4102, 31 Country Village Manor Ne
Subdivision	Country Hills Village
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3K 0T3

Amenities

Amenities	Elevator(s), Visitor Parking
Parking Spaces	1
Parking	Outside, Paved, Stall

Interior

Interior Features	Walk-In Closet(s), See Remarks
Appliances	Central Air Conditioner, Dishwasher, Refrigerator, Window Coverings, Electric Range, Microwave Hood Fan, Washer/Dryer Stacked
Heating	Baseboard, Natural Gas

Cooling	Central Air
# of Stories	4
Basement	None

Exterior

Exterior Features	Balcony
Roof	Asphalt Shingle
Construction	Wood Frame, Vinyl Siding

Additional Information

Date Listed	September 13th, 2024
Date Sold	November 18th, 2024
Days on Market	66
Zoning	DC (pre 1P2007)
HOA Fees	0.00

Listing Details

Listing Office	MaxWell Capital Realty
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