

# \$265,000 - 311, 120 Country Village Circle Ne, Calgary

MLS® #A2191766

## \$265,000

1 Bedroom, 1.00 Bathroom, 643 sqft

Residential on 0.00 Acres

Country Hills Village, Calgary, Alberta

Amazing opportunity! This third-floor end-unit condo features an open floorplan, a convenient computer nook and sliding patio doors to a covered balcony complete with a natural gas connector for barbecuing, no matter the season. The many windows bathe the unit in natural light and provide a dining room view to the popular community pond. The kitchen has maple cabinets, a generous pantry and raised breakfast bar, ideal for casual, or additional dining. The bedroom is large enough to accommodate a king-sized bed; there's a full bathroom, in-suite laundry and a separate, private storage room next to the titled parking stall in the heated underground parkade. Step outside to the huge outdoor patio that overlooks the popular Country Hills Storm Pond and the 1.6 km of paved path that surrounds it – perfect for walking, jogging, cycling, or birdwatching. Or just sit, relax and enjoy the picturesque view. It's particularly stunning especially in summer with 5 impressive fountains and a variety of ducks, geese and other birds and wildlife. The path also provides direct access to the nearby Vivo multi-recreational centre, movie theatres, shopping, restaurants and other amenities. Don't miss your chance to see this condo - check out the virtual tour and book your private showing today!

Built in 2008

## Essential Information



|                |             |
|----------------|-------------|
| MLS® #         | A2191766    |
| Price          | \$265,000   |
| Bedrooms       | 1           |
| Bathrooms      | 1.00        |
| Full Baths     | 1           |
| Square Footage | 643         |
| Acres          | 0.00        |
| Year Built     | 2008        |
| Type           | Residential |
| Sub-Type       | Apartment   |
| Style          | Apartment   |
| Status         | Active      |

### Community Information

|             |                                    |
|-------------|------------------------------------|
| Address     | 311, 120 Country Village Circle Ne |
| Subdivision | Country Hills Village              |
| City        | Calgary                            |
| County      | Calgary                            |
| Province    | Alberta                            |
| Postal Code | T3K 0E4                            |

### Amenities

|                |                                                               |
|----------------|---------------------------------------------------------------|
| Amenities      | Elevator(s), Parking, Secured Parking, Trash, Visitor Parking |
| Parking Spaces | 1                                                             |
| Parking        | Stall, Titled, Underground                                    |

### Interior

|                   |                                                                                                           |
|-------------------|-----------------------------------------------------------------------------------------------------------|
| Interior Features | No Smoking Home, Open Floorplan, Storage, Vinyl Windows, Breakfast Bar, Laminate Counters, No Animal Home |
| Appliances        | Dishwasher, Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer Stacked, Window Coverings            |
| Heating           | Baseboard                                                                                                 |
| Cooling           | None                                                                                                      |
| # of Stories      | 4                                                                                                         |
| Basement          | None                                                                                                      |

### Exterior

|                   |                       |
|-------------------|-----------------------|
| Exterior Features | Balcony, BBQ gas line |
| Roof              | Asphalt Shingle       |

|              |                                 |
|--------------|---------------------------------|
| Construction | Brick, Vinyl Siding, Wood Frame |
| Foundation   | Poured Concrete                 |

**Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | February 6th, 2025 |
| Days on Market | 89                 |
| Zoning         | DC                 |
| HOA Fees Freq. | ANN                |

**Listing Details**

|                |                        |
|----------------|------------------------|
| Listing Office | Royal LePage Benchmark |
|----------------|------------------------|

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