

# \$409,900 - 90 Country Village Circle Ne, Calgary

MLS® #A2238909

**\$409,900**

2 Bedroom, 3.00 Bathroom, 1,330 sqft

Residential on 0.03 Acres

Country Hills Village, Calgary, Alberta

Don't miss the opportunity to own this beautifully 2 bedroom + den, 2.5 bathroom townhouse ideally situated just minutes from Country Hills shopping, Calgary International Airport, and numerous local amenities. With exclusive access to nearby lakes, scenic fountains, and walking pathways, this home offers both convenience and lifestyle. The main level includes a large bedroom, a versatile den ideal for a home office or guest space, a 3-piece bathroom, and in-suite laundry. An attached single-car garage provides secure parking, with ample visitor parking just steps away. Upper level has a bright and open main living area featuring elegant ceramic tile flooring, soaring cathedral ceilings, and expansive windows that flood the space with natural light. The thoughtfully designed kitchen boasts ample cabinetry, generous counter space, and sleek stainless steel appliances—perfect for both everyday cooking and entertaining. Enjoy your morning coffee or host evening gatherings on the spacious deck just off the living room. Upstairs, the primary bedroom offers a private retreat with a 4-piece ensuite and a walk-in closet. A convenient 2-piece powder room completes the upper floor. This location can't be beat—within walking distance to Vivo Rec Centre, movie theatres, restaurants, and more. Whether you're a first-time buyer, downsizer, or investor, this home has it all.

Built in 2004



## Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2238909      |
| Price          | \$409,900     |
| Bedrooms       | 2             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,330         |
| Acres          | 0.03          |
| Year Built     | 2004          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

## Community Information

|             |                              |
|-------------|------------------------------|
| Address     | 90 Country Village Circle Ne |
| Subdivision | Country Hills Village        |
| City        | Calgary                      |
| County      | Calgary                      |
| Province    | Alberta                      |
| Postal Code | T3K6E2                       |

## Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | Park, Playground       |
| Parking Spaces | 1                      |
| Parking        | Single Garage Attached |
| # of Garages   | 1                      |

## Interior

|                   |                                                                                       |
|-------------------|---------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, High Ceilings, Vaulted Ceiling(s)                                      |
| Appliances        | Dishwasher, Electric Stove, Microwave, Range Hood, Refrigerator, Washer/Dryer Stacked |
| Heating           | Forced Air                                                                            |
| Cooling           | None                                                                                  |
| Basement          | None                                                                                  |

## Exterior

|                   |                     |
|-------------------|---------------------|
| Exterior Features | Balcony, Playground |
|-------------------|---------------------|

|                 |                          |
|-----------------|--------------------------|
| Lot Description | Rectangular Lot          |
| Roof            | Asphalt                  |
| Construction    | Vinyl Siding, Wood Frame |
| Foundation      | Poured Concrete          |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 10th, 2025 |
| Days on Market | 19              |
| Zoning         | DC (pre 1P2007) |

### **Listing Details**

|                |             |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

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