

# \$399,999 - 22 Country Hills Cove Nw, Calgary

MLS® #A2248630

**\$399,999**

3 Bedroom, 2.00 Bathroom, 1,344 sqft

Residential on 0.05 Acres

Country Hills, Calgary, Alberta

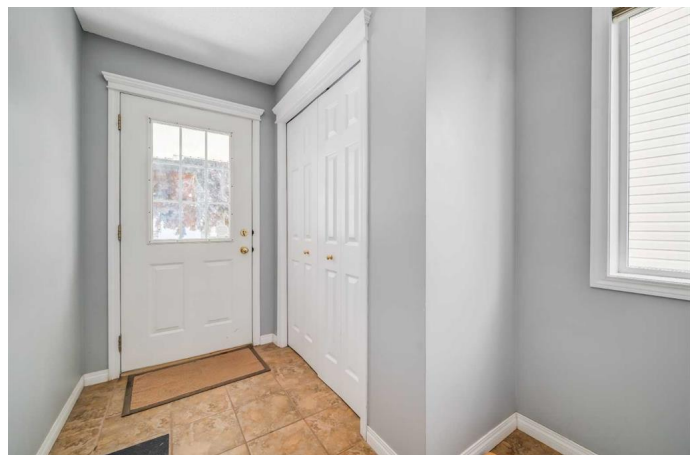
This exceptionally well-maintained townhome is located in the desirable community of Country Hills, offering both convenience and comfort. The location is fantastic—you're within walking distance of a shopping center and schools, and a quick commute to Downtown with easy access to Deerfoot Trail. This spacious unit offers three bedrooms and one and a half bathrooms. The great-sized kitchen features vaulted ceilings, an island, and newer stainless steel appliances. A large eating nook opens up to a back deck, perfect for relaxing. Natural light floods the home through large windows, creating a bright and inviting atmosphere. The cozy corner fireplace in the living room is a great place to unwind. Upstairs, you'll find a spacious master bedroom with a large walk-in closet. There are also two additional bedrooms. The unfinished basement offers great potential for development and includes a dedicated laundry area. With a single attached garage and an extra driveway space, parking is never an issue. Visitor parking is also available in the complex. This home shows pride of ownership throughout and offers exceptional value.

Built in 1999

## Essential Information

MLS® #                      A2248630

Price                        \$399,999



|                |               |
|----------------|---------------|
| Bedrooms       | 3             |
| Bathrooms      | 2.00          |
| Full Baths     | 1             |
| Half Baths     | 1             |
| Square Footage | 1,344         |
| Acres          | 0.05          |
| Year Built     | 1999          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 4 Level Split |
| Status         | Active        |

### Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 22 Country Hills Cove Nw |
| Subdivision | Country Hills            |
| City        | Calgary                  |
| County      | Calgary                  |
| Province    | Alberta                  |
| Postal Code | T3K 5G8                  |

### Amenities

|                |                                      |
|----------------|--------------------------------------|
| Amenities      | Snow Removal, Trash, Visitor Parking |
| Parking Spaces | 2                                    |
| Parking        | Single Garage Attached               |
| # of Garages   | 1                                    |

### Interior

|                   |                                                                                                          |
|-------------------|----------------------------------------------------------------------------------------------------------|
| Interior Features | Central Vacuum, High Ceilings, Kitchen Island, No Animal Home, Storage, Walk-In Closet(s), Tile Counters |
| Appliances        | Dishwasher, Electric Range, Garburator, Microwave, Range Hood, Washer/Dryer                              |
| Heating           | Forced Air                                                                                               |
| Cooling           | Central Air                                                                                              |
| Fireplace         | Yes                                                                                                      |
| # of Fireplaces   | 1                                                                                                        |
| Fireplaces        | Gas                                                                                                      |
| Has Basement      | Yes                                                                                                      |
| Basement          | Full, Unfinished, Crawl Space                                                                            |

### Exterior

|                   |                                                  |
|-------------------|--------------------------------------------------|
| Exterior Features | None                                             |
| Lot Description   | Back Yard, Front Yard, Low Maintenance Landscape |
| Roof              | Asphalt Shingle                                  |
| Construction      | Vinyl Siding, Wood Frame                         |
| Foundation        | Poured Concrete                                  |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 14th, 2025 |
| Days on Market | 47                |
| Zoning         | M-C1 d54          |

**Listing Details**

|                |           |
|----------------|-----------|
| Listing Office | 2% Realty |
|----------------|-----------|

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