

# \$239,000 - 4404, 31 Country Village Manor Ne, Calgary

MLS® #A2265630

**\$239,000**

1 Bedroom, 1.00 Bathroom, 578 sqft

Residential on 0.00 Acres

Country Hills Village, Calgary, Alberta

Beautiful 1 Bedroom Condo in Lighthouse Landing! Fantastic opportunity to own a well-kept Top-floor unit just steps from the lake and walking paths. Features 9 ft ceilings, hardwood floors, a functional kitchen with stainless steel appliances and raised breakfast bar, bright and spacious living room walks out to the patio with a gas hookup for your summer BBQ. The bedroom includes a walk-through closet to a 4pc bath. This unit comes complete with a full-sized in-suite front-load washer and dryer, a storage locker, and an energized parking stall located directly in front of the entrance. Close to Vivo Rec Centre, shopping, restaurants, transit, and easy access to Stoney, Deerfoot Trails, Airport and Cross iron Mills. Don't miss this great opportunity to move into this nice complex!

Built in 2010

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2265630    |
| Price          | \$239,000   |
| Bedrooms       | 1           |
| Bathrooms      | 1.00        |
| Full Baths     | 1           |
| Square Footage | 578         |
| Acres          | 0.00        |
| Year Built     | 2010        |
| Type           | Residential |



|          |                   |
|----------|-------------------|
| Sub-Type | Apartment         |
| Style    | Single Level Unit |
| Status   | Active            |

### Community Information

|             |                                   |
|-------------|-----------------------------------|
| Address     | 4404, 31 Country Village Manor Ne |
| Subdivision | Country Hills Village             |
| City        | Calgary                           |
| County      | Calgary                           |
| Province    | Alberta                           |
| Postal Code | T3K 0T3                           |

### Amenities

|                |                                                                                           |
|----------------|-------------------------------------------------------------------------------------------|
| Amenities      | Community Gardens, Elevator(s), Gazebo, Park, Playground, Storage, Trash, Visitor Parking |
| Parking Spaces | 1                                                                                         |
| Parking        | Stall                                                                                     |

### Interior

|                   |                                                                            |
|-------------------|----------------------------------------------------------------------------|
| Interior Features | No Animal Home, No Smoking Home, Open Floorplan, Pantry, Storage           |
| Appliances        | Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer |
| Heating           | Baseboard, Natural Gas                                                     |
| Cooling           | None                                                                       |
| # of Stories      | 4                                                                          |

### Exterior

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

### Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 20th, 2025 |
| Days on Market | 1                  |
| Zoning         | DC (pre 1P2007)    |

### Listing Details

|                |                    |
|----------------|--------------------|
| Listing Office | First Place Realty |
|----------------|--------------------|

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