

# \$408,000 - 83 Country Village Gate Ne, Calgary

MLS® #A2228316

**\$408,000**

3 Bedroom, 3.00 Bathroom, 1,255 sqft

Residential on 0.03 Acres

Country Hills Village, Calgary, Alberta

Fantastic 3 bedroom, 2.5 bath townhouse located in Lighthouse Landing and within walking distance to the lake area, Vivo Recreation Centre and all shopping and transportation. The main floor offers an open concept floorplan, upgraded kitchen with dark maple cabinets, raised eating bar, corner pantry and half bath. The upper floor features a large master bedroom with full ensuite bathroom, walk in closet, 2 additional bedrooms and a full 4-piece family bathroom. The basement is finished with a spacious recreation room. The south-facing deck come with BBQ gas line, which is perfect for the summer night. This home also comes with a titled surface parking stall. Great value! If additional parking is needed, monthly rentals are also available. Thank you for showing!

Built in 2006

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2228316  |
| Price          | \$408,000 |
| Bedrooms       | 3         |
| Bathrooms      | 3.00      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,255     |
| Acres          | 0.03      |
| Year Built     | 2006      |



|          |               |
|----------|---------------|
| Type     | Residential   |
| Sub-Type | Row/Townhouse |
| Style    | 2 Storey      |
| Status   | Active        |

### Community Information

|             |                            |
|-------------|----------------------------|
| Address     | 83 Country Village Gate Ne |
| Subdivision | Country Hills Village      |
| City        | Calgary                    |
| County      | Calgary                    |
| Province    | Alberta                    |
| Postal Code | T3K 0E7                    |

### Amenities

|                |       |
|----------------|-------|
| Amenities      | Other |
| Parking Spaces | 1     |
| Parking        | Stall |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | No Animal Home, No Smoking Home   |
| Appliances        | Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air  |
| Cooling           | None  |
| Has Basement      | Yes   |
| Basement          | Finished, Full  |

### Exterior

|                   |                 |
|-------------------|-----------------|
| Exterior Features | BBQ gas line    |
| Lot Description   | See Remarks     |
| Roof              | Asphalt Shingle |
| Construction      | Wood Frame      |
| Foundation        | Poured Concrete |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | June 5th, 2025 |
| Days on Market | 10             |
| Zoning         | DC             |

### Listing Details

Listing Office

Homecare Realty Ltd.

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