



GRASSROOTS
REALTY GROUP

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30 Country Hills Cove NW Calgary, Alberta

MLS # A2229834



\$425,000

Division:	Country Hills		
Type:	Residential/Other		
Style:	4 Level Split		
Size:	1,340 sq.ft.	Age:	1999 (26 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.04 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 406
Basement:	Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum		

Inclusions: None

Welcome to Chelsea Station in Country Hills Cove, a true gem in the NW of Calgary. This charming 3-bedroom, 2.5-bathroom townhouse, with an attached garage, offers the perfect blend of comfort, functionality, and location. Situated in the quiet and well-maintained community of Country Hills Cove, this home features a main floor with large windows that flood the space with natural light, a cozy living room with a gas fireplace, and a spacious kitchen with ample cabinetry and a breakfast bar – ideal for entertaining or quiet family dinners. Upstairs, you’ll find three generously sized bedrooms, each with its own full ensuite bathroom, providing privacy and convenience – a perfect setup for roommates, guests, or a home office. The lower level includes an attached garage with plenty of space for parking and storage. Plus a conveniently located laundry area, right next to the kitchen. Step outside to enjoy your patio – great for morning coffee or relaxing after work. Located just minutes from schools, shopping, restaurants, walking paths, and public transit, with quick access to shopping such as T&T. This location also makes commuting a breeze due to its easy access arterial roads. Whether you’re a first-time buyer, empty-nester, or investor, this condo offers exceptional value in a sought-after community. This particular unit offers a great value for money, as it offers much of what similar townhouses nearby offer but without some of the extras, thereby allowing you to save of your hard earned money.