

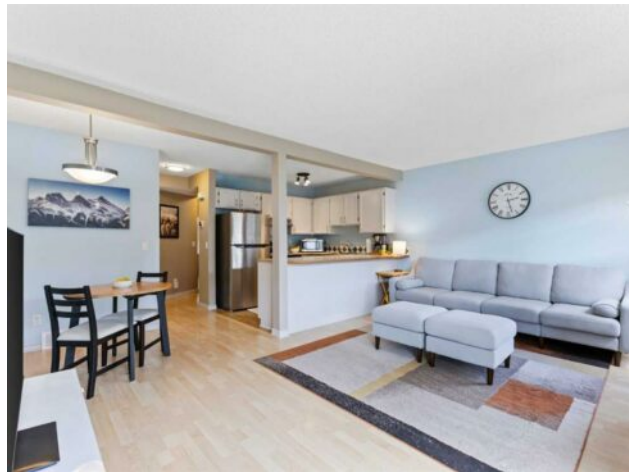


**GRASSROOTS**  
REALTY GROUP

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## 60 Country Hills Villas NW Calgary, Alberta

**MLS # A2237355**



# \$415,000

<b>Division:</b>	Country Hills		
<b>Type:</b>	Residential/Other		
<b>Style:</b>	Townhouse		
<b>Size:</b>	1,201 sq.ft.	<b>Age:</b>	1997 (28 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Driveway, Single Garage Attached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Backs on to Park/Green Space		

<b>Heating:</b>	Fireplace(s), Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 320
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-CG d44
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Storage		

**Inclusions:** N/A

Welcome to this well-maintained and thoughtfully updated townhouse in the desirable community of Country Hills NW. Offering over 1,200 square feet of comfortable living space, this home features 3 spacious bedrooms and 1.5 bathrooms, making it a perfect fit for first-time buyers, young families, or investors. The main level is warm and inviting, with an open layout that includes a bright living room centered around a cozy gas fireplace and large windows that fill the space with natural light. The kitchen is functional and flows seamlessly into the dining area, with easy access to your private patio—ideal for morning coffee or summer BBQs. This home has seen a series of valuable updates over the years, including: GARAGE MOTOR (Jan 2022), TOILET AND BATHROOM FAUCETS (Feb 2022), DISHWASHER (Oct 2022), BATHROOM LIGHT FIXTURE (Nov 2022), GARAGE DOOR SPRING (Mar 2023), STOVE AND HOOD FAN (Dec 2023), FRIDGE (Aug 2024), FURNACE INSPECTION (Oct 2024), HOT WATER HEATER (Jan 2025), and KITCHEN FAUCET (Jan 2025). Upstairs, you'll find three generously sized bedrooms and a full bathroom, while the lower level offers convenient access to the attached garage and additional storage. Located just steps from a shopping centre, schools, parks, and public transit, this home offers unbeatable value in a convenient and family-friendly neighbourhood.