



GRASSROOTS
REALTY GROUP

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83 Country Hills Villas NW Calgary, Alberta

MLS # A2245933



\$395,000

Division:	Country Hills		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,165 sq.ft.	Age:	1997 (28 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	-		
Lot Feat:	Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 320
Basement:	Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-CG d44
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan		

Inclusions: N/A

****OPEN HOUSE SAT 12-2 PM & SUN 1-3PM**** Welcome to 83 Country Hills Villas NW — a beautifully maintained END-UNIT townhome with stylish updates and comfortable living. Highlights include new luxury vinyl plank flooring and fresh paint throughout, a single attached garage, and a private backyard. The bright, open-concept main floor features a modern kitchen with crisp white cabinetry flowing seamlessly into the combined living and dining areas—perfect for everyday life and entertaining. A convenient 2-piece powder room completes this level. Upstairs, discover two generously sized bedrooms, including an estate-sized primary suite with room for a king-size bed, a sitting area, a walk-in closet, and a private 3-piece ensuite. The unfinished basement offers endless possibilities to suit your needs—whether it’s a home gym, office, or entertainment space. Ideally located close to schools, shopping, and major routes, this home combines convenience with value. Don’t miss our opportunity—schedule your private viewing today!