



**GRASSROOTS**  
REALTY GROUP

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## 9 Country Hills Rise NW Calgary, Alberta

**MLS # A2281004**



**\$364,900**

|                  |  |               |                   |
|------------------|--|---------------|-------------------|
| <b>Division:</b> | Country Hills                                      |               |                   |
| <b>Type:</b>     | Residential/Five Plus                              |               |                   |
| <b>Style:</b>    | 2 Storey   |               |                   |
| <b>Size:</b>     | 1,190 sq.ft.                                       | <b>Age:</b>   | 1997 (29 yrs old) |
| <b>Beds:</b>     | 3  | <b>Baths:</b> | 1 full / 1 half   |
| <b>Garage:</b>   | Single Garage Attached                             |               |                   |
| <b>Lot Size:</b> | 0.04 Acre  |               |                   |
| <b>Lot Feat:</b> | Back Yard, Front Yard, Landscaped, Rectangular Lot |               |                   |

**Heating:** Forced Air

**Floors:** Carpet, Laminate

**Roof:** Asphalt Shingle

**Basement:** Full

**Exterior:** Wood Frame

**Foundation:** Poured Concrete

**Features:** Kitchen Island, Laminate Counters, Walk-In Closet(s)

**Water:** -

**Sewer:** -

**Condo Fee:** \$ 398

**LLD:** -

**Zoning:** M-CG d44

**Utilities:** -

**Inclusions:** N/A

Good starter home or investment property. Right across from a playground, single attached garage plus lots of street parking, welcome to this 1190 sqft townhouse in convenient Country Hills. It features laminate flooring on the main floor, and fireplace in the living room. Upper floor has 3 good size bedrooms, master bedroom with large walk in closet, and full bathroom. Main floor with large and bright living room, sliding door to large patio, spacious kitchen and dining area, and half bathroom. Basement with laundry area, and waiting for your creative ideas. It closes to playground, school, shopping, restaurants, public transits, and easy access to major roads. \*\* 9 Country Hills Rise NW

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