



**13 Country Hills Villa NW
Calgary, Alberta**

MLS # A2300908



\$399,800

Division:	Country Hills		
Type:	Residential/Other		
Style:	Townhouse		
Size:	1,073 sq.ft.	Age:	1997 (29 yrs old)
Beds:	3	Baths:	1 full / 2 half
Garage:	Single Garage Attached		
Lot Size:	0.04 Acre		
Lot Feat:	Few Trees, Low Maintenance Landscape		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 394
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-CG d44
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), No Animal Home, No Smoking Home, Open Floorplan, Pantry, Storage, Walk-In Closet(s)		

Inclusions: Basement TV

Welcome to this beautifully maintained 2-storey townhouse in desirable Country Hills Villas, offering 3 bedrooms, 2.5 bathrooms, and 1,073 sq ft of refined living space. The bright open-concept main floor seamlessly connects the kitchen, living, and dining areas, enhanced by brand new vinyl plank flooring (installed last month) and large windows that fill the space with natural light. The spacious living and dining area features a full-height sliding door leading to the backyard, perfect for BBQs and entertaining. A convenient half bath completes the main level. Upstairs offers a comfortable primary bedroom with walk-in closet, along with two additional well-sized bedrooms and a 4-piece bathroom. The fully developed basement includes a large family room, a 3-piece bath, and laundry area, adding flexibility for additional living space. This home comes with a single attached garage and a full-size driveway for extra parking. Ideally located within 5 minutes to multiple grocery stores, restaurants, cafes, parks, and major amenities including Home Depot, Landmark Cinemas, Safeway, and Superstore. Transit on Country Hills Blvd is just a 2-3 minute walk, and a walk-in medical clinic is only 4 minutes away. Families will appreciate nearby public, separate, and private schools (elementary, junior high, and high school) all within a short 5-minute drive. Easy access to major roadways ensures a smooth commute to downtown. Monthly condo fee: \$394.18.