

# \$399,900 - 139 Country Hills Villas Nw, Calgary

MLS® #A2252310

**\$399,900**

3 Bedroom, 2.00 Bathroom, 1,173 sqft

Residential on 0.06 Acres

Country Hills, Calgary, Alberta

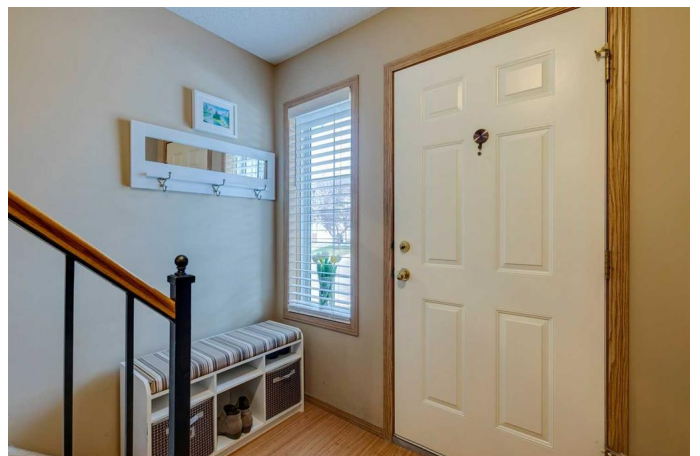
OPEN HOUSE SUNDAY, SEPT/21/ 1:00 PM to 4:00 PM. Very well maintained 3 bedroom town home. The current long term owners have meticulously maintained this home and it shows pride of ownership. Some recent interior improvements are; new kitchen stove in 2024, new dishwasher 2024, new fridge 2022, new hot water tank 2021, new furnace 2016, recently installed quality laminate flooring throughout most of the home, two in-room air conditioners are included along with the patio furniture, propane BBQ and some furniture which includes two wall units. This home is an ideal set up for the young family or first time home buyer. Nothing to do here but move in. This is an end unit siding onto a green area with a south side yard and a west rear yard. The green space can be accessed through patio doors leading to a 11.7 Ft X 7.9 Ft patio. The attached front drive garage has the only non-shared driveway in the complex which allows for the parking of 2 additional cars. The lower level is workshop ready with additional lighting, storage cabinets and work bench. Numerous smart home features. This home needs to be seen as pride of ownership is evident.

Built in 1997

## Essential Information

MLS® # A2252310

Price \$399,900



|                |               |
|----------------|---------------|
| Bedrooms       | 3             |
| Bathrooms      | 2.00          |
| Full Baths     | 1             |
| Half Baths     | 1             |
| Square Footage | 1,173         |
| Acres          | 0.06          |
| Year Built     | 1997          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                             |
|-------------|-----------------------------|
| Address     | 139 Country Hills Villas Nw |
| Subdivision | Country Hills               |
| City        | Calgary                     |
| County      | Calgary                     |
| Province    | Alberta                     |
| Postal Code | T3K 4S8                     |

### Amenities

|                |                                                                   |
|----------------|-------------------------------------------------------------------|
| Amenities      | None                                                              |
| Parking Spaces | 3                                                                 |
| Parking        | Driveway, Front Drive, Garage Faces Front, Single Garage Attached |
| # of Garages   | 1                                                                 |

### Interior

|                   |                                                                                                                                             |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | See Remarks                                                                                                                                 |
| Appliances        | Dishwasher, Electric Range, Garage Control(s), Garburator, Other, Refrigerator, Wall/Window Air Conditioner, Washer/Dryer, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                                                                                     |
| Cooling           | Wall/Window Unit(s)                                                                                                                         |
| Fireplaces        | Living Room                                                                                                                                 |
| Has Basement      | Yes                                                                                                                                         |
| Basement          | Full, Unfinished                                                                                                                            |

### Exterior

|                   |              |
|-------------------|--------------|
| Exterior Features | Private Yard |
|-------------------|--------------|

|                 |                         |
|-----------------|-------------------------|
| Lot Description | Landscaped, See Remarks |
| Roof            | Asphalt Shingle         |
| Construction    | Vinyl Siding            |
| Foundation      | Poured Concrete         |

### **Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | September 3rd, 2025 |
| Days on Market | 22                  |
| Zoning         | M-CG d44            |

### **Listing Details**

|                |                             |
|----------------|-----------------------------|
| Listing Office | RE/MAX Realty Professionals |
|----------------|-----------------------------|

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.