

# \$415,000 - 90 Country Village Circle Ne, Calgary

MLS® #A2230572

**\$415,000**

2 Bedroom, 3.00 Bathroom, 1,330 sqft  
Residential on 0.03 Acres

Country Hills Village, Calgary, Alberta

Don't miss the opportunity to own this beautifully 2 bedroom + den, 2.5 bathroom townhouse ideally situated just minutes from Country Hills shopping, Calgary International Airport, and numerous local amenities. With exclusive access to nearby lakes, scenic fountains, and walking pathways, this home offers both convenience and lifestyle.

The main level includes a large bedroom, a versatile den ideal for a home office or guest space, a 3-piece bathroom, and in-suite laundry. An attached single-car garage provides secure parking, with ample visitor parking just steps away.

Upper level has a bright and open main living area featuring elegant ceramic tile flooring, soaring cathedral ceilings, and expansive windows that flood the space with natural light. The thoughtfully designed kitchen boasts ample cabinetry, generous counter space, and sleek stainless steel appliances—perfect for both everyday cooking and entertaining.

Enjoy your morning coffee or host evening gatherings on the spacious deck just off the living room. Upstairs, the primary bedroom offers a private retreat with a 4-piece ensuite and a walk-in closet. A convenient 2-piece powder room completes the upper floor. This location can't be beat—within walking distance to Vivo Rec Centre, movie theatres, restaurants, and more. Whether you're a first-time buyer, downsizer, or investor, this



home has it all.

Built in 2004

### **Essential Information**

MLS® #	A2230572
Price	\$415,000
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,330
Acres	0.03
Year Built	2004
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### **Community Information**

Address	90 Country Village Circle Ne
Subdivision	Country Hills Village
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3K6E2

### **Amenities**

Amenities	Park, Playground
Parking Spaces	1
Parking	Single Garage Attached
# of Garages	1

### **Interior**

Interior Features	Breakfast Bar, High Ceilings, Vaulted Ceiling(s)
Appliances	Dishwasher, Electric Stove, Microwave, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	None

Basement                      None

**Exterior**

Exterior Features      Balcony, Playground  
Lot Description        Rectangular Lot  
Roof                      Asphalt Shingle  
Construction          Vinyl Siding, Wood Frame  
Foundation            Poured Concrete

**Additional Information**

Date Listed              June 12th, 2025  
Days on Market        26  
Zoning                    DC (pre 1P2007)

**Listing Details**

Listing Office            Real Broker

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