

# \$405,000 - 157 Country Village Manor Ne, Calgary

MLS® #A2217823

**\$405,000**

3 Bedroom, 2.00 Bathroom, 1,256 sqft

Residential on 0.03 Acres

Country Hills Village, Calgary, Alberta

**OPEN HOUSE!!! June 28, 2025 1PM-3PM!**

**LOCATION! LOW CONDO FEES!**

Welcome to 157 Country Village Manor, a beautifully updated 3-bedroom townhouse in the heart of the sought-after Country Village Manor complex. Owned and proudly maintained by the second owner for over 11 years, this move-in-ready home offers both comfort and convenience.

**Home Highlights:**

Two titled parking stalls conveniently located right at your front door

Large covered front porch perfect for a morning coffee or evening relaxation!

Entire home (main, upper, and basement) upgraded with wood flooring - modern, durable, and easy to clean.

Freshly painted top to bottom throughout with new LED light fixtures featuring remote-controlled 4 color settings (cool white, warm yellow, etc.).

Upgraded electrical outlets & switches for a polished, modern look.

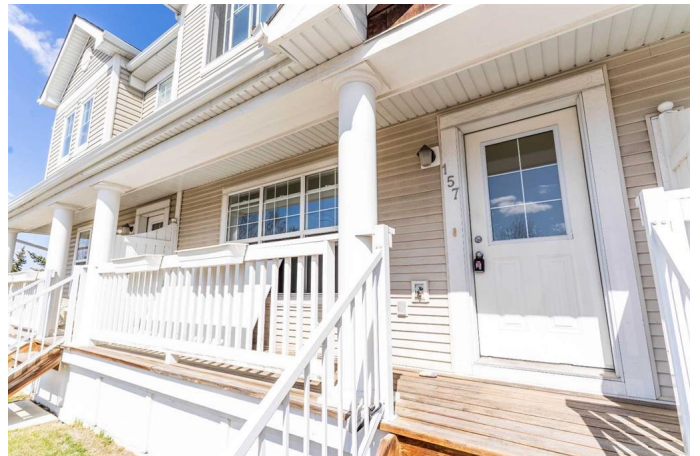
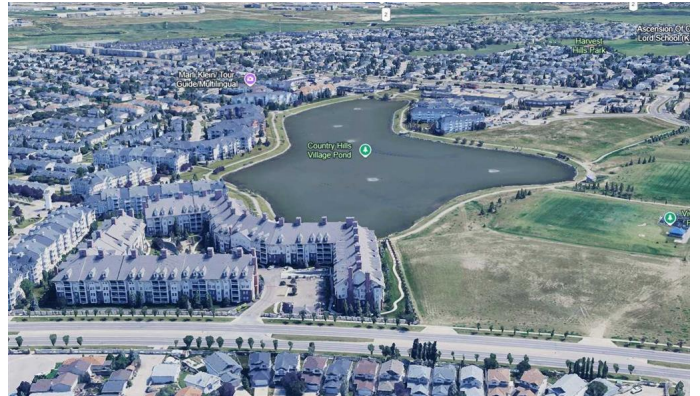
Well-designed kitchen with maple cabinets, stainless steel appliances, raised breakfast bar, generous pantry, and breakfast nook.

Sliding patio doors lead to a private deck with natural gas BBQ hookup, perfect for summer grilling.

Upstairs have a huge master bedroom with a walk-in closet and cozy office nook.

Two additional good-sized bedrooms and a 4-piece bathroom complete the upper level.

Additional Features include: Partially finished



basementâ€”ready for your personal touch.  
Well-managed condo board with excellent health and a strong reserve fund. Steps to the beautiful 1-mile-long Country Hills Storm Pond, ideal for morning walks or peaceful evenings.  
Unbeatable Location: Walk to Vivo Rec Centre, Superstore, Sobeys, restaurants, schools, library, Landmark Cinemas, parks, playgrounds and lots of schools are nearby.  
Minutes to major roads: Stoney Trail, Deerfoot Trail, Beddington Trail. Close to 301 Bus Line.  
15 mintues to CrossIron Mills, and YYC International Airport. Only 20 minutes to Downtown. This is more than just a townhouseâ€”it's a smart investment in a vibrant, established neighborhood with everything at your doorstep.  
Don't miss outâ€”this one checks every box!  
Book your showing today.

Built in 2007

### Essential Information

MLS® #	A2217823
Price	\$405,000
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,256
Acres	0.03
Year Built	2007
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	157 Country Village Manor Ne
Subdivision	Country Hills Village

City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3K 0L6

### **Amenities**

Amenities	Other, Playground, Visitor Parking
Parking Spaces	2
Parking	Off Street, Stall, Titled

### **Interior**

Interior Features	Open Floorplan
Appliances	Dishwasher, Electric Stove, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Partially Finished

### **Exterior**

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

### **Additional Information**

Date Listed	May 9th, 2025
Days on Market	52
Zoning	DC

### **Listing Details**

Listing Office	Century 21 Bravo Realty
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