

# \$439,900 - 92 Country Village Lane Ne, Calgary

MLS® #A2211311

**\$439,900**

3 Bedroom, 3.00 Bathroom, 1,320 sqft

Residential on 0.03 Acres

Country Hills Village, Calgary, Alberta

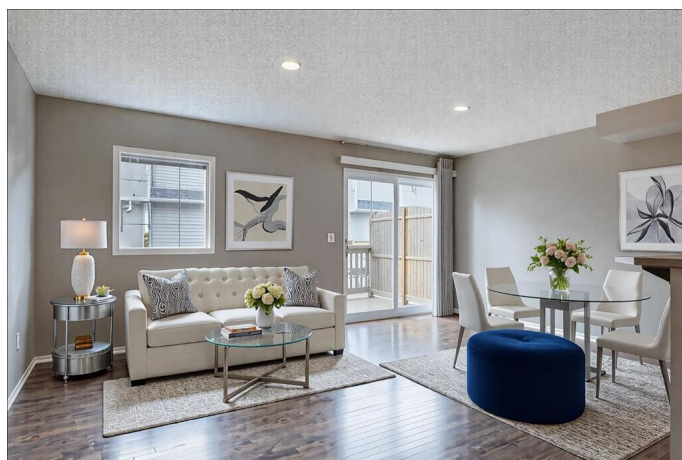
Attention first-time buyers and savvy investors!

This beautiful and well cared for 2-storey townhouse in the sought-after community of Country Hills Village offers exceptional value and smart design. Featuring two spacious primary bedrooms, each with its own 4-piece ensuite, this layout is perfect for having roommates, entertaining guests, or rental flexibility. The bright main floor boasts hardwood floors, a large living area, cozy dining nook, and a stylish U-shaped kitchen with black appliances, eating bar, and a large pantry. Enjoy the bright backyard, just steps from the playground and the convenience of an attached single garage—a must for Calgary winters. The basement has a large bedroom and well started bathroom awaiting your finishing touches. Ideally located near a scenic pond, schools, parks, shopping, VIVO Rec Centre, and transit, plus quick access to Deerfoot, Stoney Trail, and the airport. Whether you're looking for your first home or a solid rental property, this one checks all the boxes!

Built in 2007

## Essential Information

MLS® #	A2211311
Price	\$439,900
Bedrooms	3
Bathrooms	3.00



Full Baths	2
Half Baths	1
Square Footage	1,320
Acres	0.03
Year Built	2007
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### **Community Information**

Address	92 Country Village Lane Ne
Subdivision	Country Hills Village
City	Calgary
County	Calgary
Province	Alberta
Postal Code	t3k 0e8

### **Amenities**

Amenities	Park, Playground, Snow Removal, Visitor Parking
Parking Spaces	2
Parking	Driveway, Garage Door Opener, Single Garage Attached
# of Garages	1

### **Interior**

Interior Features	Breakfast Bar, No Smoking Home, Pantry, Storage, Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full, Partially Finished

### **Exterior**

Exterior Features	Playground
Lot Description	Lawn, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame

Foundation                      Poured Concrete

**Additional Information**

Date Listed                      April 14th, 2025  
Days on Market                2  
Zoning                              DC

**Listing Details**

Listing Office                    Real Broker

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.