

# \$399,900 - 157 Country Village Manor Ne, Calgary

MLS® #A2217823

**\$399,900**

3 Bedroom, 2.00 Bathroom, 1,256 sqft

Residential on 0.03 Acres

Country Hills Village, Calgary, Alberta

Huge price reduction! Don't miss this chance to own this beautiful townhouse!

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.).

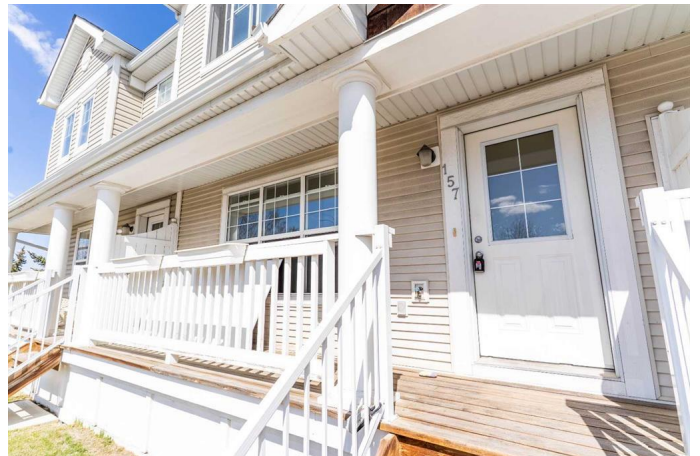
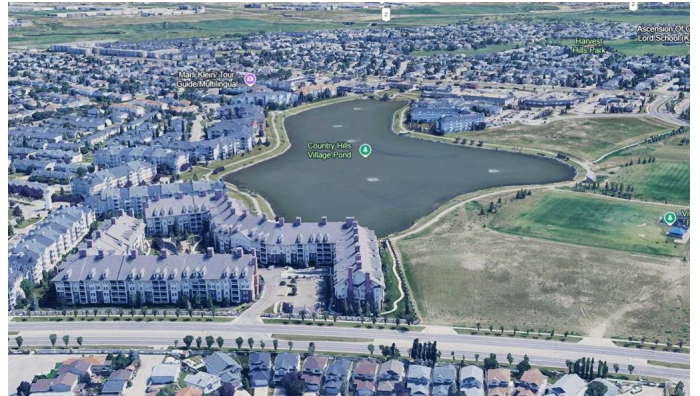
Upgraded electrical outlets & switches for a polished, modern look.

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 minutes 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	\$399,900
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	Stall, Titled, Off Street

### **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	73
Zoning	DC

### **Listing Details**

Listing Office	Century 21 Bravo Realty
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