

# \$253,800 - 311, 120 Country Village Circle Ne, Calgary

MLS® #A2191766

**\$253,800**

1 Bedroom, 1.00 Bathroom, 643 sqft

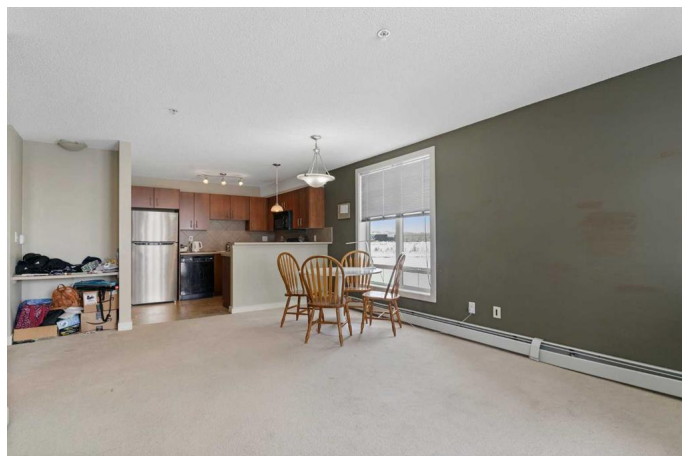
Residential on 0.00 Acres

Country Hills Village, Calgary, Alberta

This bright and spacious third-floor corner unit is the perfect blend of comfort, convenience, and lifestyle. It features an open-concept layout, a handy computer nook, and sliding patio doors leading to a covered balcony with a natural gas hookup, so you can barbecue year-round while enjoying your private outdoor space. Thanks to its corner location, the condo is bathed in natural light from multiple windows, including a dining room view overlooking the beautiful community pond. The kitchen is both functional and stylish, with maple cabinets, a generous pantry, and a raised breakfast bar – ideal for casual or additional dining. The bedroom easily accommodates a king-sized bed, and you'll appreciate the full 4-piece bathroom, in-suite laundry, and your own private storage room conveniently located next to your titled parking stall in the heated underground parkade.

Step outside and discover a huge outdoor patio area that overlooks the stunning Country Hills Storm Pond and its scenic 1.6 km paved pathway. Ideal for walking, jogging, cycling, or simply relaxing, this natural retreat is home to five elegant fountains and a variety of wildlife including ducks, geese, and songbirds – especially breathtaking in the summer months.

Enjoy direct access to everything you need – from the Vivo Recreation Centre, movie theatres, and restaurants, to shopping and other everyday amenities, all just steps away. This is your chance to own a condo that has style, location, and value. Take the virtual tour



and book your private showing today!

Built in 2008

### Essential Information

MLS® #	A2191766
Price	\$253,800
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	643
Acres	0.00
Year Built	2008
Type	Residential
Sub-Type	Apartment
Style	Apartment
Status	Active

### Community Information

Address	311, 120 Country Village Circle Ne
Subdivision	Country Hills Village
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3K 0E4

### Amenities

Amenities	Visitor Parking, Elevator(s), Parking, Secured Parking, Trash
Parking Spaces	1
Parking	Stall, Titled, Underground

### Interior

Interior Features	No Animal Home, No Smoking Home, Breakfast Bar, Vinyl Windows, Laminate Counters, Open Floorplan, Storage
Appliances	Dishwasher, Refrigerator, Stove(s), Window Coverings, Microwave Hood Fan, Washer/Dryer Stacked
Heating	Baseboard
Cooling	None
# of Stories	4

Basement                      None

**Exterior**

Exterior Features      Balcony, BBQ gas line  
Roof                      Asphalt Shingle  
Construction            Vinyl Siding, Wood Frame, Brick  
Foundation              Poured Concrete

**Additional Information**

Date Listed                February 6th, 2025  
Days on Market          129  
Zoning                      DC  
HOA Fees Freq.          ANN

**Listing Details**

Listing Office              Royal LePage Benchmark

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