

# \$404,900 - 50 Country Village Gate Ne, Calgary

MLS® #A2235796

## \$404,900

2 Bedroom, 3.00 Bathroom, 1,142 sqft

Residential on 0.03 Acres

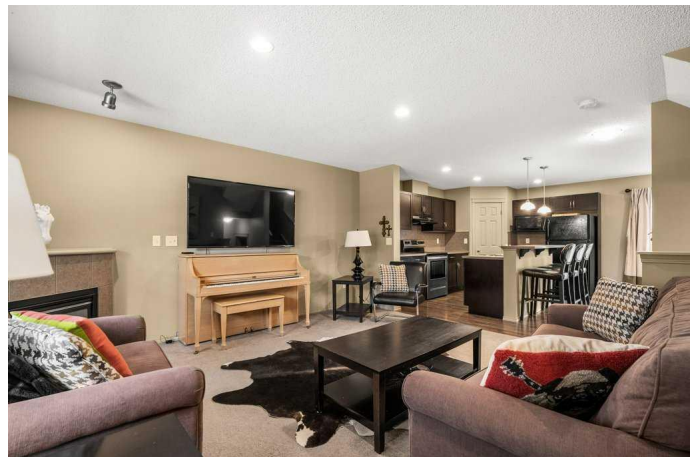
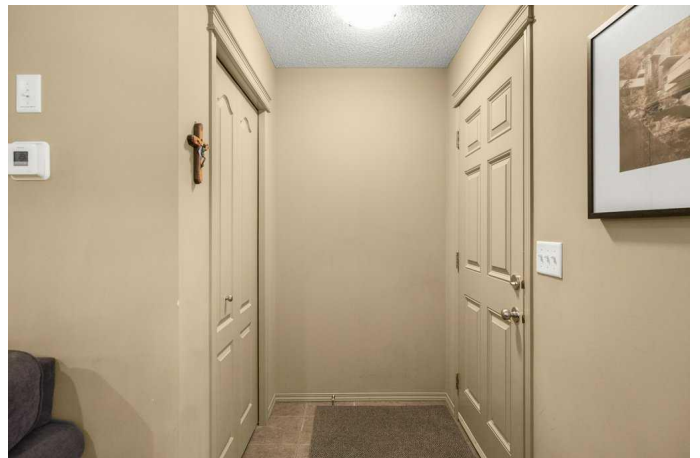
Country Hills Village, Calgary, Alberta

Fantastic value in this affordable, well maintained, turnkey townhome. Attractive curb appeal. Bonus is there are no neighbours behind you! The spacious living room is highlighted by a tile clad corner gas fireplace. Beautiful eat in kitchen includes ample amounts of Espresso Maple cabinetry, hardwood floors, corner pantry, tile backsplash plus stainless steel and black appliances. The raised breakfast bar is ideal for casual dining plus you also have a large formal dining area adjacent to the kitchen. Sliding patio doors lead from the kitchen out to the large rear deck. Double primary bedroom plan upstairs includes two generously sized bedrooms, each with their own full ensuite baths. Lighthouse Landing is an excellent location and puts you minutes to multiple shopping options, public transit, schools, restaurants, pubs professional services and playgrounds. Quick access to Deerfoot and Stoney Trail. Affordable turn-key living in a beautiful setting close to many major amenities.

Built in 2008

## Essential Information

MLS® #	A2235796
Price	\$404,900
Bedrooms	2
Bathrooms	3.00
Full Baths	2



Half Baths	1
Square Footage	1,142
Acres	0.03
Year Built	2008
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	50 Country Village Gate Ne
Subdivision	Country Hills Village
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3K 0L5

### Amenities

Amenities	Visitor Parking
Parking Spaces	2
Parking	Stall, Side By Side

### Interior

Interior Features	Breakfast Bar, Storage
Appliances	Dishwasher, Dryer, Electric Stove, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Tile
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior Features	Other, Private Entrance
Lot Description	Front Yard, Low Maintenance Landscape, No Neighbours Behind
Roof	Asphalt Shingle
Construction	Wood Frame

Foundation                  Poured Concrete

### **Additional Information**

Date Listed                  July 2nd, 2025

Days on Market            7

Zoning                        DC (pre 1P2007)

### **Listing Details**

Listing Office               RE/MAX House of Real Estate

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