

# \$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.

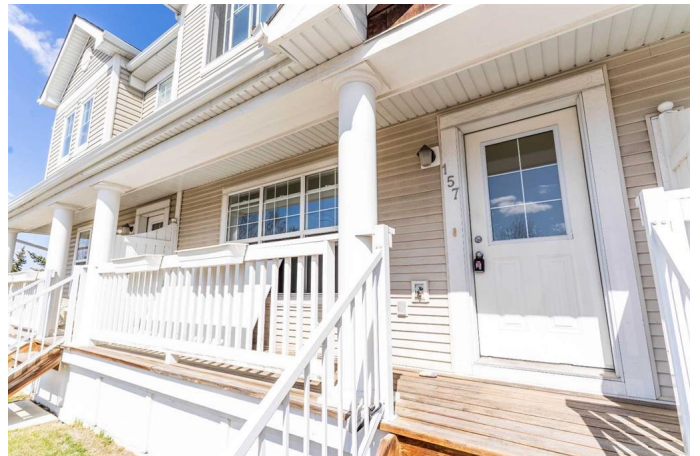
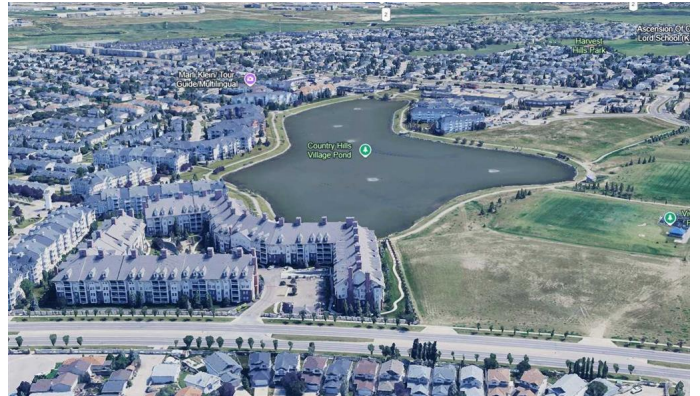
Well-designed kitchen with maple cabinets, stainless steel appliances, raised breakfast bar, generous pantry, and breakfast nook.

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 | 54            |
| Zoning         | DC            |

### Listing Details

|                |                         |
|----------------|-------------------------|
| Listing Office | Century 21 Bravo Realty |
|----------------|-------------------------|

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