317 728 Country Hills Road NW

Calgary | Active | MLS® A2339543

$359,000









Bedrooms	Bathrooms	Year Built	Living area
2	**2**	**2000**	**953.89 sq. ft.**

Your next move starts with a conversation.

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Listed by eXp Realty

A closer look

Welcome to The Sierras of Country Hills, where adult living comes with a genuine sense of community and a few delightful extras! This well-cared-for, top-floor 2-bedroom, 2-bathroom condo offers a bright, open-concept layout with bedrooms thoughtfully separated on opposite sides for added privacy. The living and dining areas are perfect for relaxing, entertaining or enjoying your morning coffee. Step onto the balcony and appreciate the unique vaulted ceiling overhead, a special perk of top-floor living!

The kitchen has been refreshed with professionally installed pot lights for a brighter, more contemporary feel. Add fresh paint in spring 2024, a professional plumbing tune-up in summer 2026 and a NEW air conditioner installed in 2026, and you have a home that's been thoughtfully maintained.

An underground parking stall is included, along with a spacious storage unit conveniently located directly in front. Seasonal items, holiday decorations and those things you might need someday? There's room for them, too!

And here's where life gets interesting!

Your monthly condo fee includes heat, electricity, water, sewer, gas and garbage, plus snow removal, grounds and interior maintenance, professional management and reserve fund contributions. While fees have increased over time, increases at The Sierras have remained relatively modest since 2018, an appealing consideration when weighing the services and amenities provided.

Beyond your front door, there's a whole community to enjoy! Swim in the pool, unwind in the hot tub, visit the fitness room or challenge someone to billiards. There's also a library, puzzle room, outdoor patio and resident activities, including aquasize and bingo. Friends or family coming to visit? Beautifully furnished guest rooms are available to book, because nobody should have to sleep on your sofa just because they came to see you!

Residents enjoy excellent board communication and a community where people value connection, support and staying active. Join in as much or as little as you like. Meet neighbours, settle in with a good book or lock the door and head out knowing there's less home maintenance to worry about. This 55+ community features a concrete roof and stucco exterior, offering added durability against wind and hail. Sometimes peace of mind is the best upgrade. Your next home should be more than just a place to live? Think friendly neighbours around your same age, an active lifestyle , fantastic amenities and the freedom to enjoy more of what matters to you!

It's comfortable living, with more opportunities to enjoy life and fewer things demanding your attention.

If you're looking for a home that combines comfort, convenience and community, #317 at The Sierras of Country Hills deserves a look! Come see the lifestyle for yourself. You might just discover that your next chapter is looking pretty perfect!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2339543
Bedrooms	2
Bathrooms	2

Year Built	2000
Property Type:	Residential
Property Sub Type:	Apartment
Condo Type:	Conventional Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	Apartment-Single Level Unit
Total Living Area:	953.89 sq. ft.
Main Level Finished Area:	953.89 sq. ft.
Condo Fee:	$665.23
Condo Fee Includes:	Caretaker, Common Area Maintenance, Electricity, Gas, Heat, Interior Maintenance, Maintenance Grounds, Parking, Professional Management, Reserve Fund Contributions, Sewer, Snow Removal, Trash, Water
Acreage:	No
Front Exposure:	Southwest
Unit Exposure:	Northwest
Floor Location:	Top
Entry Level:	3
Stories Total:	3
Levels:	Single Level Unit
End Unit:	2+ Common Walls, No One Above
Total Rooms Above Grade:	6
Year built:	2000 (Age: 26)
Bedrooms:	2 (Above Grd: 2)
Bedrooms Above Grade:	2

Bedrooms On Main:	2
Bedrooms Below Grade:	0
Bathrooms:	2.0 (Full:2, Half:0)
Num Ensuite Baths:	1
Plan:	0013073
Heating:	Baseboard, Electric
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Brick, Stucco, Wood Frame
Structure Type:	Low Rise (2-4 stories)
Roof:	Concrete
Ensuite:	Yes
Flooring:	Laminate, Linoleum
Cooling:	Central Air
Fireplaces:	1
Fireplace Details:	Gas, Living Room, Mantle
Garage:	No
Parking:	Underground, Workshop in Garage
Parking Places:	1
Parking Total/Covered:	1 / -
Laundry Features:	In Unit
Condo Fee Frequency:	Monthly
City Quadrant:	Northwest
Condo Name:	Sierra's Of Country Hills
Community:	Country Hills

Amenities:	Car Wash, Elevator(s), Fitness Center, Guest Suite, Indoor Pool, Parking, Party Room, Picnic Area, Recreation Room, Snow Removal, Spa/Hot Tub, Storage, Trash, Visitor Parking, Workshop
Appliances:	Central Air Conditioner, Dishwasher, Electric Stove, Garburator, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings
Inclusions:	Air conditioner(10yr warranty- parts&labor), Armour(Primary), Dishwasher, Electric Stove, Freezer(in laundry room),Garburator, Microwave/Hood Fan, Refrigerator, Washer/Dryer, Window Coverings(All blinds and curtains), Other Chattels: China Cabinet & matching 4 dining room chairs, Matching Dining Room Table(In storage, assembly required), TV & Wall Mount(Primary-Bedroom), White wall unit(2nd bedroom), White storage shelf (laundry-room), 2x Heavy duty storage shelves (Metal in In parkade storage room).
Restrictions:	Adult Living, Age Restriction - 55+, Non-Smoking Building, Pets Not Allowed
Pets Allowed:	No
Main Floor	Living Room · 15'11" × 10'6" ·
Main Floor	Laundry · 8'1" × 6'2" ·
Main Floor	Bedroom - Primary · 13'9" × 10'6" ·
Main Floor	Bedroom · 14'8" × 9'10" ·
Main Floor	Dining Room · 14'1" × 8'3" ·
Main Floor	Foyer · 8'4" × 6'6" ·
Main Floor	Kitchen · 13'5" × 9'1" ·
Title to Land:	Fee Simple
Community Features:	Golf, Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Walking/Bike Paths
Interior Features:	Ceiling Fan(s), No Animal Home, No Smoking Home, Open Floorplan, Walk-In Closet(s)
Exterior Features:	Balcony, BBQ gas line
Patio And Porch Features:	Balcony(s), See Remarks
Pool Features:	Indoor
Num. of Parcels:	0
Region:	Calgary

Zone:	CAL Zone N
Zoning:	M-CI d75
Listed Date:	Sep 03, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/317-728-country-hills-road-nw-calgary-a2339543/

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