# 4301 31 Country Village Manor NE

Calgary | Active | MLS® A2354264

**$359,900**










| Bedrooms | Bathrooms | Year Built | Living area |
|---|---|---|---|
| **2** | **2** | **2010** | **946.03 sq. ft.** |

## Your next move starts with a conversation.

**403-830-5152 | tiwana@maltiwana.ca**

Listed by Homecare Realty Ltd.

# A closer look

Welcome to this fantastic 3rd-floor END UNIT overlooking the beautiful Country Village pond! Offering an exceptional combination of peaceful waterfront surroundings and everyday convenience, this bright and spacious 2-bedroom, 2-full-bath PLUS DEN condo is a wonderful place to call home. The open-concept layout is filled with natural light and features an upgraded kitchen with newer quartz countertops, newer refrigerator, ample cabinetry, and a raised breakfast bar. The spacious living room is highlighted by a cozy built-in fireplace and flows seamlessly into the open dining area-perfect for both relaxing and entertaining. The generous primary bedroom features walk-through closets leading to a private 4-piece ensuite. A second bedroom, additional full bathroom, versatile den, and convenient in-suite laundry complete this functional floor plan. Tile flooring in the foyer, kitchen, and bathrooms adds both durability and style. Condo fee includes Gas, Water, and Insurance, snow removal, etc. Step outside onto your private SOUTH-FACING BALCONY and enjoy beautiful views overlooking the pond and the iconic lighthouse-a perfect spot for morning coffee or evening relaxation. A gas BBQ line makes outdoor entertaining easy. Just steps from the building, enjoy scenic walking paths around the pond, stroll to the charming waterfront gazebo, and take in the peaceful surroundings where Canada geese are often seen along the water. Additional highlights include a TITLED HEATED UNDERGROUND PARKING stall conveniently located across from the elevator, plus an assigned storage locker nearby. The well-maintained complex also offers ample visitor parking. Location is truly exceptional! You are next to the extensive Coventry Hills shopping district, with easy access to the cinema, VIVO Recreation Centre, schools, library, parks, restaurants, banks, Superstore, T&T Supermarket, and numerous national-brand shops, dining, and everyday services. 15 minutes to Costco, and 20 minutes to downtown.

# Property details

| | |
|---|---|
| **Status** | Active |
| **Prop. Type** | Residential |
| **MLS® Num** | A2354264 |
| **Bedrooms** | 2 |
| **Bathrooms** | 2 |
| **Year Built** | 2010 |
| **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:** | 946.03 sq. ft. |
| **Condo Fee:** | $515.13 |
| **Condo Fee Includes:** | Amenities of HOA/Condo, Common Area Maintenance, Gas, Heat, Insurance, Interior Maintenance, Parking, Professional Management, Reserve Fund Contributions, Snow Removal, Trash, Water |
| **Front Exposure:** | East |
| **Unit Exposure:** | West |
| **Floor Location:** | Other |
| **Entry Level:** | 3 |
| **Stories Total:** | 4 |
| **Levels:** | Single Level Unit |
| **End Unit:** | 1 Common Wall |
| **Total Rooms Above Grade:** | 7 |
| **Year built:** | 2010 (Age: 16) |
| **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:** | 1012982 |
| **Heating:** | Baseboard, Natural Gas |
| **New Constr.:** | No |
| **Construction Material:** | Vinyl Siding, Wood Frame |
| **Structure Type:** | Low Rise (2-4 stories) |

| | |
|---|---|
| **Ensuite:** | Yes |
| **Flooring:** | Carpet, Tile |
| **Cooling:** | None |
| **Fireplaces:** | 1 |
| **Fireplace Details:** | Gas |
| **Garage:** | No |
| **Parking:** | Underground |
| **Parking Places:** | 1 |
| **Parking Total/Covered:** | 1 / - |
| **Laundry Features:** | In Unit |
| **Condo Fee Frequency:** | Monthly |
| **City Quadrant:** | Northeast |
| **Condo Name:** | Lighthouse Landing |
| **Community:** | Country Hills Village |
| **Amenities:** | Park, Parking, Playground, Visitor Parking |
| **Appliances:** | Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings |
| **Inclusions:** | N/A |
| **Restrictions:** | Board Approval |
| **Pets Allowed:** | Restrictions |
| **Main Floor** | Living Room · 13'9" × 13'8" · |
| **Main Floor** | Kitchen · 9'5" × 8'8" · |
| **Main Floor** | Dining Room · 10'7" × 9'2" · |
| **Main Floor** | Foyer · 4'5" × 3'2" · |
| **Main Floor** | Den · 7'9" × 7'5" · |
| **Main Floor** | Balcony · 6'7" × 4'5" · |

| | |
|---|---|
| **Main Floor** | Bedroom - Primary · 11'10" × 11' · |
| **Main Floor** | Bedroom · 9'4" × 8'10" · |
| **Main Floor** | Laundry · 5'7" × 3'7" · |
| **Main Floor** | Walk-In Closet · 7'10" × 4'7" · |
| **Title to Land:** | Fee Simple |
| **Community Features:** | Park, Playground, Pond, Schools Nearby, Shopping Nearby, Street Lights |
| **Interior Features:** | Breakfast Bar, French Door, Open Floorplan, Quartz Counters, Vinyl Windows, Walk-In Closet(s) |
| **Exterior Features:** | Balcony |
| **Patio And Porch Features:** | Balcony(s) |
| **Num. of Parcels:** | 0 |
| **Region:** | Calgary |
| **Zone:** | CAL Zone N |
| **Zoning:** | DC |
| **Listed Date:** | Oct 22, 2026 |

### Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/4301-31-country-village-manor-ne-calgary-a2354264/

## Tiwana Team | 403-830-5152 | tiwana@maltiwana.ca

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