86 Country Village Gate NE

Calgary | Active | MLS® A2357775

$369,900









Bedrooms	Bathrooms	Year Built	Living area
3	**2**	**2008**	**1,257 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by Homecare Realty Ltd.

A closer look

Homey Townhouse with Beautiful Neighborhood and Nice Price, this is a newly/fully renovated 3-bedroom townhouse located in Lighthouse Landing at Country Hills Village , 1 minute walking distance to the huge lake in the park and recreation area , 5-7 minutes walking distance to VIVO Recreation/sports/workout Centre, shopping centres(Supper Store, T&T , Sobeys Canadian Tire and Home depot, etc.) and restaurants , and public transportation station/terminal (Route #301 to downtown, #8 to the University of Calgary, Foothills hospital, Children's hospital; and others main routes etc. Public and Catholic Elementary, junior high ,senior high schools (Kindergarten to grade 12) are in the near areas. This is a two-storey townhome facing south with a front porch and a rear deck and a spacious traditional basement for storage/workout. This move-in-ready home has been upgraded with NEW APPLIANCES (FRIDGE, STOVE, HOOD FAN, DISHWASHER, WASHER, DRYER), NEW FLOOING, NEW STAIR CARPET, NEW LIGHTINGS, NEW PAINT, NEW TOILETS, NEW BATHROOM SINKS, NEW THERMOSTAT, NEW SWITCHES, NEW RECEPTACLES. The main floor features a bright, reasonable open-concept layout with dedicated living space, kitchen, and dining area. Step out of the dining space to the rear deck to barbecue with family or friends or to enjoy the fresh air in sunny days. Upstairs, you'll find a spacious primary bedroom with a walk-in closet , finished in soft, warm cappuccino-inspired neutral tones that create a relaxing retreat. Two additional bedrooms feature a bright vanilla-inspired color palette, along with a full family bathroom with double-door access. This home also includes one titled surface parking stall. Additional parking is available for monthly rental if needed. An exceptional opportunity offering outstanding value in a fantastic location.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2357775
Bedrooms	3
Bathrooms	2
Year Built	2008
Property Type:	Residential
Property Sub Type:	Row/Townhouse
Condo Type:	Bare Land Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0

Home Style:	2 Storey
Total Living Area:	1,257 sq. ft.
Main Level Finished Area:	609 sq. ft.
Upper Level Finished Area:	648 sq. ft.
Condo Fee:	$346.01
Condo Fee Includes:	Common Area Maintenance, Insurance, Maintenance Grounds, Professional Management, Reserve Fund Contributions, Snow Removal, Trash
Lot Area:	1,259 sq. ft.
Lot Frontage:	20' 1/8 "
Front Exposure:	South
Entry Level:	1
Levels:	Two
End Unit:	2+ Common Walls
Total Rooms Above Grade:	3
Year built:	2008 (Age: 18)
Bedrooms:	3 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	0
Bedrooms Below Grade:	0
Bathrooms:	2.0 (Full:1, Half:1)
Num Ensuite Baths:	0
Plan:	0613782
Heating:	Forced Air
Basement:	Full, Unfinished, None
Foundation:	Poured Concrete
New Constr.:	No

Construction Material:	Wood Frame
Structure Type:	Other
Roof:	Asphalt Shingle
Ensuite:	No
Flooring:	Laminate
Cooling:	None
Fireplaces:	0
Garage:	No
Parking:	Stall
Parking Places:	1
Parking Total/Covered:	1 / -
Laundry Features:	In Basement
Condo Fee Frequency:	Monthly
City Quadrant:	Northeast
Condo Name:	Lighthouse Landing
Community:	Country Hills Village
Amenities:	Other
Appliances:	Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer, Window Coverings
Inclusions:	N/A
Restrictions:	Pet Restrictions or Board approval Required
Pets Allowed:	Yes
Upper Level	Bedroom · 14' × 13'4" ·
Upper Level	Bedroom · 9'4" × 9'3" ·
Upper Level	Bedroom · 9'4" × 8'10" ·
Title to Land:	Fee Simple

Community Features:	Lake, Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Walking/Bike Paths
Interior Features:	No Animal Home, No Smoking Home
Exterior Features:	BBQ gas line
Patio And Porch Features:	Deck
Lot Features:	Rectangular Lot
Num. of Parcels:	0
Fencing:	None
Region:	Calgary
Zone:	CAL Zone N
Zoning:	DC (pre 1P2007)
Listed Date:	Nov 09, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/86-country-village-gate-ne-calgary-a2357775/

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Prepared November 25, 2026. Listing details and availability may change. This brochure is not a contract. Contact the Tiwana Team for current information.