88 Country Hills Villas NW

Calgary | Active | MLS® A2356874

$349,900









Bedrooms	Bathrooms	Year Built	Living area
3	**2**	**1997**	**1,195 sq. ft.**

Your next move starts with a conversation.

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Listed by Ko Realty Ltd.

A closer look

Discover a serene haven within Country Hills, Calgary's NW quadrant, embodied by this beautifully crafted two-storey townhouse nestled within a well managed bare land condo community. This residence offers a comfortable living space spanning 1195 sf above grade and an additional 402.4 sf finished below, providing ample room for relaxation and entertainment. Step inside to find a warm embrace of tile and vinyl plank flooring throughout, complemented by thoughtfully designed interior features ensuring both peace and cleanliness. Two fireplaces, one gracing the great room with its mantle and another warming the basement recreation area, add inviting ambiance to your home. Enjoy outdoor living with your private patio overlooking a beautifully landscaped lawn that backs directly onto park/green space - a truly tranquil setting for unwinding and enjoying nature. Upstairs, three bedrooms provide restful retreats, while one full bathroom caters to your needs. Down below, the finished basement offers versatility with its laundry area, recreation room, and another half bathroom. With a single attached garage providing secure parking for two vehicles, along with access to the community gazebo, playground, and well-maintained street lights, this townhouse seamlessly blends convenience and leisure. Recent upgrades includes: brand new stove, new LVP flooring throughout main floor, brand new quartz kitchen counter tops, brand new quartz vanity tops, fresh interior paint and more...Conveniently located near shopping, golf courses, parks, and playgrounds, this property provides an exceptional opportunity to experience Country Hills living.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2356874
Bedrooms	3
Bathrooms	2
Year Built	1997
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:	1,195 sq. ft.
Main Level Finished Area:	546.1 sq. ft.
Below Grade Finished Area:	402.4 sq. ft.
Condo Fee:	$384.58
Condo Fee Includes:	Common Area Maintenance, Insurance, Professional Management, Reserve Fund Contributions, Snow Removal
Acreage:	No
Lot Area:	2,077 sq. ft.
Lot Frontage:	25'5"
Front Exposure:	North
Entry Level:	1
Stories Total:	2
Levels:	Two
End Unit:	2+ Common Walls
Total Rooms Above Grade:	6
Year built:	1997 (Age: 29)
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:	9712179
Heating:	Fireplace(s), Forced Air, Natural Gas
Basement:	Full, Finished, None
Foundation:	Poured Concrete

New Constr.:	No
Construction Material:	Wood Frame
Structure Type:	Four Plex
Roof:	Asphalt Shingle
Ensuite:	No
Flooring:	Tile, Vinyl Plank
Cooling:	None
Fireplaces:	2
Fireplace Details:	Basement, Gas, Great Room, Mantle
Garage:	Yes
Garage Spaces:	209
Parking:	Driveway, Front Drive, Single Garage Attached
Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	In Basement
Condo Fee Frequency:	Monthly
City Quadrant:	Northwest
Condo Name:	Countryside Villas
Community:	Country Hills
Amenities:	Gazebo, Parking, Playground
Appliances:	Dishwasher, Dryer, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Washer, Window Coverings
Inclusions:	None
Restrictions:	Board Approval, None Known
Pets Allowed:	Restrictions
Main Floor	Living Room · 17'2" × 10'11" ·

Main Floor	Kitchen · 9'1" × 7'8" ·
Main Floor	Dining Room · 8'4" × 4'11" ·
2nd Floor	Bedroom - Primary · 13'1" × 12'1" ·
2nd Floor	Walk-In Closet · 6'5" × 6'1" ·
2nd Floor	Bedroom · 12'1" × 8'5" ·
2nd Floor	Bedroom · 10'10" × 8'5" ·
Basement	Family Room · 16'6" × 10'7" ·
Basement	Laundry · 14'7" × 6'5" ·
Title to Land:	Fee Simple
Community Features:	Golf, Park, Playground, Shopping Nearby, Street Lights
Interior Features:	No Animal Home, No Smoking Home
Exterior Features:	None
Patio And Porch Features:	Patio
Lot Features:	Backs on to Park/Green Space, Landscaped, Lawn
Num. of Parcels:	0
Fencing:	None
Region:	Calgary
Zone:	CAL Zone N
Zoning:	M-CG d44
Listed Date:	Nov 04, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/88-country-hills-villas-nw-calgary-a2356874/

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