



**208 Country Village Manor NE
Calgary, Alberta**

MLS # A2296739

\$434,900



Division:	Country Hills Village		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,240 sq.ft.	Age:	2007 (19 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	-		
Lot Feat:	Backs on to Park/Green Space, Interior Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 376
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	DC (pre 1P2007)
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Vinyl Windows		

Inclusions: N/A

(Back on Market due to the buyer failing to secure financing) Welcome to this beautifully maintained townhouse offering comfort, space, and convenience in a highly desirable location. This home features 2 spacious bedrooms and 2.5 bathrooms, thoughtfully designed for modern living. The bright and functional layout is perfect for both families and professionals. Enjoy the added benefit of a single attached garage, providing secure parking and extra storage. The fully finished basement expands your living space with an additional bedroom and a full bathroom—ideal for guests, extended family, or a private home office setup. Situated close to schools, shopping plazas, and playgrounds, this home offers unbeatable convenience for everyday living. Nestled in a well-managed community, you can enjoy peace of mind and a low-maintenance lifestyle. A perfect blend of comfort, location, and value—this is one you don't want to miss!