



**39 Country Village Circle NE
Calgary, Alberta**

MLS # A2298940

\$379,888



Division:	Country Hills Village		
Type:	Residential/Four Plex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,212 sq.ft.	Age:	2003 (23 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Driveway, Garage Door Opener, Garage Faces Front, Owned, Single Garage		
Lot Size:	0.04 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Creek/River/Stream/Pond, Front Y		

Heating:	Make-up Air, Fireplace(s), Forced Air, Hot Water, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 315
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	DC (pre 1P2007)
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), No Smoking Home, Pantry, Walk-In Closet(s)		

Inclusions: None

Beautifully maintained 3-bed, 1.5-bath home in a prime location near parks, pathways, and amenities. Move-in ready, this bright property features a welcoming living room with a gas fireplace, and large windows. Solid hardwood flooring throughout the main floor! The kitchen offers ample cabinetry, a stainless-steel fridge, a microwave, and a built-in dishwasher. The living room opens to a sunny southwest-facing patio and views of a green space. The front yard features beautiful, mature perennials. Upstairs includes a spacious primary bedroom with a walk-in closet, plus two additional versatile bedrooms. Additional highlights: developed basement, low condo fees, new roofing (2025), new hot water tank (2026), heat exchanger on the furnace, and single attached garage with driveway. Located in a friendly community near a pond, walking paths, VIVO, schools, shopping, and transit. A well-cared-for, home offering exceptional value!