



101 Country Hills Villas NW
Calgary, Alberta

MLS # A2308244



\$375,000

Division:	Country Hills		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,175 sq.ft.	Age:	1997 (29 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Concrete Driveway, Single Garage Attached		
Lot Size:	0.05 Acre		
Lot Feat:	Landscaped, Low Maintenance Landscape, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 385
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-CG d44
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, No Animal Home, No Smoking Home, Quartz Counters, Vinyl Windows, Walk-In Closet(s)		

Inclusions: n/a

Meticulously maintained, move-in ready, and thoughtfully updated where it matters most, this 3-bed, 1.5-bath end-unit townhome in Country Hills Villas offers a polished blend of comfort, style, and everyday function. The kitchen has been fully renovated (2021), both bathrooms refreshed (2025), and the walls and baseboards painted (2026), giving the home a clean, current feel throughout. Homes cared for to this standard are not often available. The main floor opens with a practical foyer and direct access to the attached garage before flowing into a connected kitchen, dining, and living area designed for easy daily living. The updated kitchen features cabinetry to the ceiling, under-cabinet lighting, matte black finishes, soft-close cabinetry, a double-basin stainless steel sink, and stainless steel appliances. Just off the dining area, step onto a private-feeling patio framed by mature trees—an inviting place for morning coffee, summer dinners, or a quiet evening outside. Upstairs, all 3 bedrooms are thoughtfully grouped together, including a comfortable primary bedroom with walk-in closet, plus a refreshed 4-piece bath with quartz counters, new vanity, faucet, and lighting (2025). The unfinished basement offers laundry, storage, and future-use flexibility. With roof and siding (2025), new double-pane vinyl-cased windows (2026), furnace (2022), and hot water tank (2016), this home pairs thoughtful updates with practical peace of mind near schools, playgrounds, shopping, transit, and golf