



**62 Country Hills Cove NW
Calgary, Alberta**

MLS # A2313212



\$415,000

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|------------------|--|---------------|-------------------|
| Division: | Country Hills | | |
| Type: | Residential/Other | | |
| Style: | 4 Level Split | | |
| Size: | 1,362 sq.ft. | Age: | 1999 (27 yrs old) |
| Beds: | 3 | Baths: | 1 full / 1 half |
| Garage: | Driveway, Front Drive, Garage Faces Front, Single Garage Attached | | |
| Lot Size: | 0.14 Acre | | |
| Lot Feat: | Backs on to Park/Green Space, Greenbelt, Low Maintenance Landscape, No | | |

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|--------------------|--|-------------------|----------|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Laminate, Tile | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | \$ 461 |
| Basement: | Full | LLD: | - |
| Exterior: | Brick, Vinyl Siding, Wood Frame | Zoning: | M-C1 d54 |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | High Ceilings, Laminate Counters, No Animal Home, No Smoking Home, Pantry, Walk-In Closet(s) | | |

Inclusions: None

Price Reduction! Arguably the best location in the entire complex! Beautifully refreshed and thoughtfully maintained, this RARE end-unit townhouse in the quiet, well-kept community of Country Hills offers 1,361 sq. ft. above grade, 3 bedrooms, 1.5 bathrooms, air conditioning + a rare connection to open green space that makes the home feel especially inviting. From the main entry, a few steps lead up to the sunlit kitchen and dining level, where soaring ceilings, generous windows and a bright, airy feel create a memorable first impression. The kitchen is both cheerful and functional, featuring a pantry, crisp white appliances including a new Whirlpool electric range (2026), LG refrigerator (2026) and dishwasher (2024) + direct access to the new deck, perfectly positioned for morning coffee, casual dinners or easy summer evenings with the BBQ gas line ready to go. The deck overlooks an expansive green space, with beautiful views of downtown + Nose Hill Park, giving this home a peaceful sense of openness that is hard to come by in townhouse living. One level up, the living room offers a warm and comfortable place to unwind, anchored by a cozy gas fireplace and finished with high-quality laminate flooring that adds continuity and warmth. A convenient 2-piece powder room completes this level, ideal for guests. Upstairs, the primary bedroom offers a calm and comfortable retreat, while two additional bedrooms provide flexibility for children, guests or a dedicated work-from-home space. A full bathroom serves the upper level with practical everyday function. The lower level is partially finished and currently used primarily for laundry and storage, offering excellent flexibility for future development, hobbies or simply keeping life beautifully organized. Outside, the large pie-shaped yard and green belt backdrop create a private outdoor setting with room to relax, play or gather. With a

single attached garage, new shingles (2025) and meticulously maintained common areas, this home offers a wonderful blend of turn-key ease, with room to make it your own. Close to parks, pathways, shopping, transit and the everyday conveniences of Country Hills.