



**88 Country Hills Villas NW
Calgary, Alberta**

MLS # A2317818



\$368,000

Division:	Country Hills		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,195 sq.ft.	Age:	1997 (29 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Driveway, Front Drive, Single Garage Attached		
Lot Size:	0.05 Acre		
Lot Feat:	Backs on to Park/Green Space, Landscaped, Lawn		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 385
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	M-CG d44
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home		

Inclusions: NONE

Home sweet home! Welcome to this newly updated 3 bedroom townhouse backing onto green space in Countryside Villas! Features brand new LVP flooring through out the main floor, this home offers an inviting entrance/hallway on main floor, an open kitchen with oak cabinets, newer appliances (Brand new stove 2026) and upgraded LED light fixture in great room combined with dining area. South facing living room has gas fireplace and patio door opens to the patio/green space. Upstairs you will find 3 good sized bedrooms and a full bathroom. Spacious master bedroom has new LED light W/built-in fan and a handy walk-in closet. Fully finished basement used as laundry and storage, with a bonus family room W/corner fireplace! Unit is bright, clean and ready to move-in! Very centralized location with walking distance to all amenities like Superstore, T&T Supermarket, Sobeys, banks and restaurants! North Pointe Bus terminal with direct bus to DT is just 650m away and only 10 minutes drive to YYC airport! Call today to view!