# \$365,000 - 109, 120 Country Village Circle Ne, Calgary

MLS® #A2207959

# \$365,000

2 Bedroom, 2.00 Bathroom, 1,002 sqft Residential on 0.00 Acres

Country Hills Village, Calgary, Alberta

This bright and sunny 2 bedroom, 2 bathroom corner unit offers over 1,000 square feet of thoughtfully designed living space in one of the best locations within the building. With 9 foot ceilings and southwest exposure, this home is bathed in natural light throughout the day, creating a warm and inviting atmosphere. This property backs directly onto lush green space, scenic walking paths, and a stunning man made lake, creating the perfect blend of tranquility and convenience. The breathtaking, panoramic water views can be enjoyed from nearly every room, including the living area, kitchen, dining space, and primary bedroom, making this an unbeatable place to call home.

The open concept layout is designed for both comfort and style. The spacious living room is the perfect spot to relax while taking in the picturesque views, and it flows seamlessly into the kitchen and dining area. The well appointed kitchen features ample cabinet space, a convenient breakfast nook, and a raised breakfast bar, making it both functional and ideal for entertaining. Whether you're preparing meals while watching the sunset over the water or enjoying your morning coffee, this space truly enhances everyday living.

Both generously sized bedrooms offer comfort and privacy, with the primary suite boasting its own ensuite bathroom. The large private balcony extends the living space outdoors,







providing a peaceful retreat and direct access to a public courtyard, perfect for enjoying fresh air and green space. Additional highlights include in suite storage, a separate laundry room, a gas line for a barbecue, secured underground titled parking, and an extra assigned storage locker conveniently located on the main floor.

Located just steps from transit, shopping, and the VIVO Recreation Complex, this condo offers the perfect combination of scenic beauty and urban convenience. With its unparalleled views, bright open spaces, and exceptional layout, this is a rare opportunity to own one of the most desirable corner units in the building. Book your private viewing today and experience this stunning home for yourself!

#### Built in 2007

## **Essential Information**

MLS® # A2207959 Price \$365,000

Bedrooms 2
Bathrooms 2.00

Full Baths 2

Square Footage 1,002 Acres 0.00 Year Built 2007

Type Residential Sub-Type Apartment

Style Single Level Unit

Status Active

# **Community Information**

Address 109, 120 Country Village Circle Ne

Subdivision Country Hills Village

City Calgary
County Calgary

Province Alberta
Postal Code T3K0E4

#### **Amenities**

Amenities Elevator(s), Parking, Secured Parking, Trash, Visitor Parking

Parking Spaces 1

Parking Heated Garage, Parkade, Secured, Titled, Underground

#### Interior

Interior Features Breakfast Bar

Appliances Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator,

Washer/Dryer Stacked, Window Coverings

Heating Forced Air Cooling Central Air

# of Stories 4

#### **Exterior**

Exterior Features Balcony

Roof Asphalt Shingle

Construction Vinyl Siding, Wood Frame

#### **Additional Information**

Date Listed April 3rd, 2025

Days on Market 1

Zoning DC

HOA Fees 105

HOA Fees Freq. ANN

## **Listing Details**

Listing Office eXp Realty

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