90 Country Village Circle NE
Calgary, Alberta

MLS # A2230572

$429,900

Division:	Country Hills Village		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,330 sq.ft.	**Age:**	2004 (21 yrs old)
Beds:	2	**Baths:**	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.03 Acre		
Lot Feat:	Rectangular Lot		

Heating:	Forced Air	**Water:**	-
Floors:	Carpet, Vinyl	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	$ 415
Basement:	None	**LLD:**	-
Exterior:	Vinyl Siding, Wood Frame	**Zoning:**	DC (pre 1P2007)
Foundation:	Poured Concrete	**Utilities:**	-
Features:	Breakfast Bar, High Ceilings, Vaulted Ceiling(s)		

Inclusions:	Curtain in living room & curtain rods

Don't miss the opportunity to own this beautifully 2 bedroom + den, 2.5 bathroom townhouse ideally situated just minutes from Country Hills shopping, Calgary International Airport, and numerous local amenities. With exclusive access to nearby lakes, scenic fountains, and walking pathways, this home offers both convenience and lifestyle. The main level includes a large bedroom, a versatile den ideal for a home office or guest space, a 3-piece bathroom, and in-suite laundry. An attached single-car garage provides secure parking, with ample visitor parking just steps away. Upper level has a bright and open main living area featuring elegant ceramic tile flooring, soaring cathedral ceilings, and expansive windows that flood the space with natural light. The thoughtfully designed kitchen boasts ample cabinetry, generous counter space, and sleek stainless steel appliances—perfect for both everyday cooking and entertaining. Enjoy your morning coffee or host evening gatherings on the spacious deck just off the living room. Upstairs, the primary bedroom offers a private retreat with a 4-piece ensuite and a walk-in closet. A convenient 2-piece powder room completes the upper floor This location can't be beat—within walking distance to Vivo Rec Centre, movie theatres, restaurants, and more. Whether you're a first-time buyer, downsizer, or investor, this home has it all.