

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

MLS® #A2207959

\$365,000

2 Bedroom, 2.00 Bathroom, 1,002 sqft

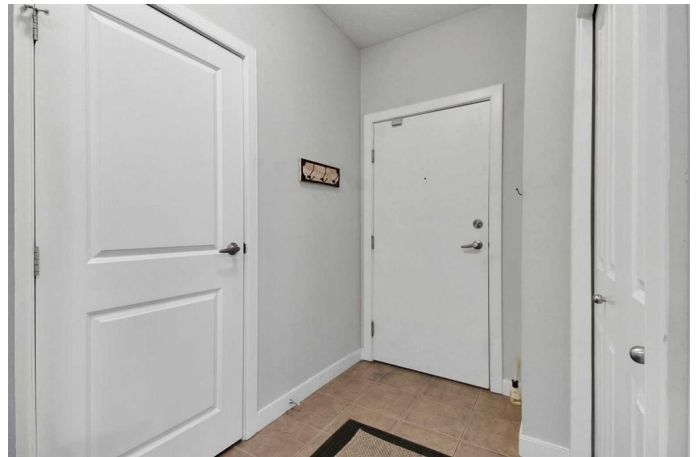
Residential on 0.00 Acres

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, Visitor Parking, Secured Parking, Trash
Parking Spaces	1
Parking	Heated Garage, Parkade, Titled, Underground, Secured

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	14
Zoning	DC
HOA Fees	105
HOA Fees Freq.	ANN

Listing Details

Listing Office	eXp Realty
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