

# \$339,900 - 4108, 31 Country Village Manor Ne, Calgary

MLS® #A2226024

**\$339,900**

2 Bedroom, 2.00 Bathroom, 844 sqft

Residential on 0.00 Acres

Country Hills Village, Calgary, Alberta

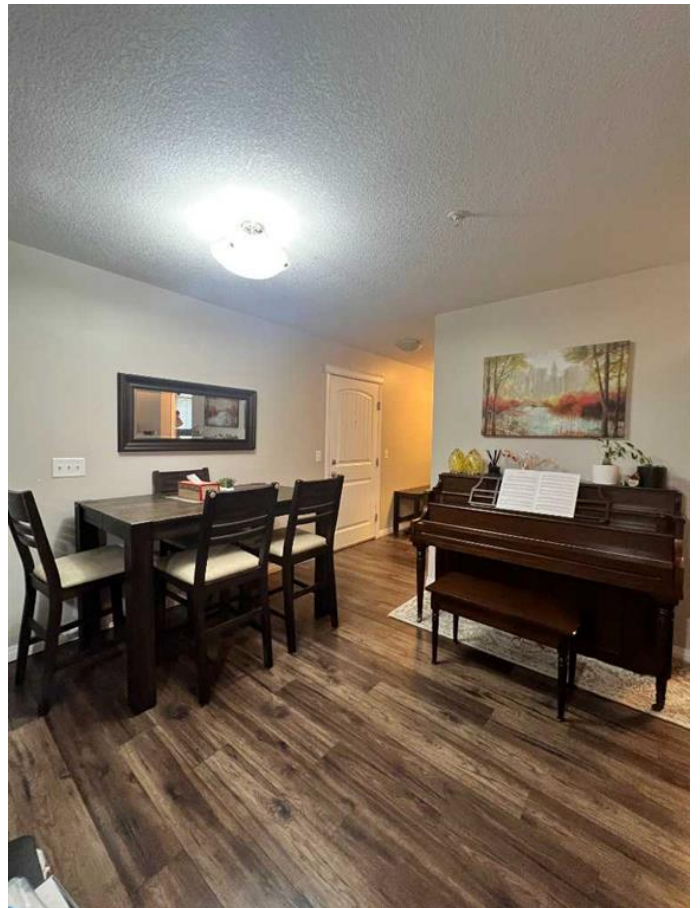
Note: Price reduced for a quicker sale!!!...

Welcome to lighthouse landing! This lovely condo comes with 2-bedroom, 2-bathroom suite located on the main floor overlooking the green space. Upgraded hardwood flooring throughout the unit. An appealing open floor plan with a corner gas fireplace. Cozy office area off the foyer and walk-in closet in master bedroom. An additional feature of this suite is a corner suite within the building for privacy (only one party wall). Suite also comes with 2 title parking stalls- One underground /heated plus an additional surface parking stall with plug (Original owner paid additional \$10,000). All appliances, window coverings are included. Within close proximity to pathways, airport, public transit, shopping, etc. Please show this first! seeing is believing! I am sure you won't be disappointed!

Built in 2010

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2226024  |
| Price          | \$339,900 |
| Bedrooms       | 2         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 844       |
| Acres          | 0.00      |
| Year Built     | 2010      |



|          |                   |
|----------|-------------------|
| Type     | Residential       |
| Sub-Type | Apartment         |
| Style    | Single Level Unit |
| Status   | Active            |

### Community Information

|             |                                   |
|-------------|-----------------------------------|
| Address     | 4108, 31 Country Village Manor Ne |
| Subdivision | Country Hills Village             |
| City        | Calgary                           |
| County      | Calgary                           |
| Province    | Alberta                           |
| Postal Code | T3K 0T3                           |

### Amenities

|                |                                          |
|----------------|------------------------------------------|
| Amenities      | Trash, Visitor Parking, Playground, Park |
| Parking Spaces | 2                                        |
| Parking        | Underground, Stall, Titled               |

### Interior

|                   |                                                                                                               |
|-------------------|---------------------------------------------------------------------------------------------------------------|
| Interior Features | High Ceilings, No Animal Home, No Smoking Home                                                                |
| Appliances        | Dishwasher, Electric Stove, Microwave, Microwave Hood Fan, Refrigerator, Washer, Window Coverings, Garburator |
| Heating           | Baseboard                                                                                                     |
| Cooling           | None                                                                                                          |
| Fireplace         | Yes                                                                                                           |
| # of Fireplaces   | 1                                                                                                             |
| Fireplaces        | Gas                                                                                                           |
| # of Stories      | 5                                                                                                             |

### Exterior

|                   |                          |
|-------------------|--------------------------|
| Exterior Features | Playground               |
| Construction      | Vinyl Siding, Wood Frame |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 3rd, 2025  |
| Days on Market | 71              |
| Zoning         | DC (pre 1P2007) |

### Listing Details

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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