

# \$525,000 - 87 Country Hills Drive Nw, Calgary

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MLS® #A2231893

**\$525,000**

4 Bedroom, 2.00 Bathroom, 872 sqft

Residential on 0.07 Acres

Country Hills, Calgary, Alberta

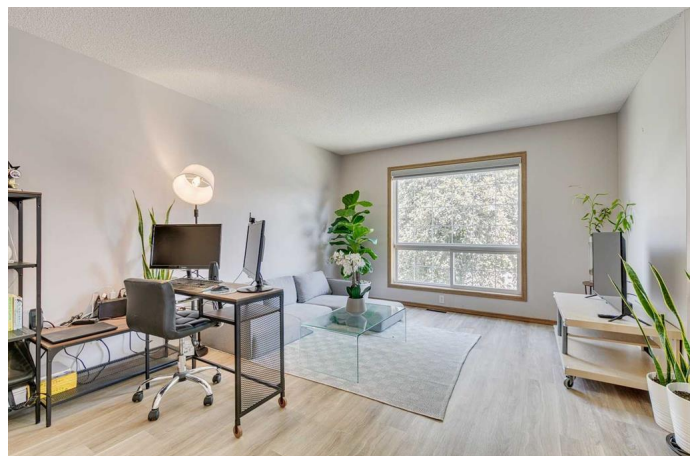
Welcome to this inviting and well-cared-for home that blends comfort, style, and versatility. The main floor features two generously sized bedrooms, a bright living room with a large front window that fills the space with natural light, a functional kitchen and dining area, and a full 4-piece bathroom. Fresh neutral tones, new luxury vinyl plank flooring, and updated window coverings throughout create a modern and welcoming atmosphere. The basement includes an illegal suite with two additional bedrooms, a kitchenette, shared laundry, and a 4-piece bathroom offering flexible living space for extended family or guests. Recent updates include a new roof, new siding, new flooring, and new window coverings, providing peace of mind and added value. Outside, you'll find a lovely backyard with a garden and a convenient parking pad. Ideally located within walking distance to schools and the Country Hills Golf Club, and offering quick access to both Stoney Trail and Deerfoot Trail, this home combines everyday convenience with great potential—perfect for homeowners or investors alike.

Built in 1997

## Essential Information

MLS® #                   A2231893

Price                     \$525,000



|                |             |
|----------------|-------------|
| Bedrooms       | 4           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 872         |
| Acres          | 0.07        |
| Year Built     | 1997        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

### Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 87 Country Hills Drive Nw |
| Subdivision | Country Hills             |
| City        | Calgary                   |
| County      | Calgary                   |
| Province    | Alberta                   |
| Postal Code | T3K 4S3                   |

### Amenities

|                |             |
|----------------|-------------|
| Parking Spaces | 2           |
| Parking        | Parking Pad |

### Interior

|                   |                                                                                       |
|-------------------|---------------------------------------------------------------------------------------|
| Interior Features | Built-in Features, Closet Organizers                                                  |
| Appliances        | Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                               |
| Cooling           | None                                                                                  |
| Has Basement      | Yes                                                                                   |
| Basement          | Finished, Full, Suite                                                                 |

### Exterior

|                   |                          |
|-------------------|--------------------------|
| Exterior Features | Garden                   |
| Lot Description   | Rectangular Lot          |
| Roof              | Asphalt Shingle          |
| Construction      | Vinyl Siding, Wood Frame |
| Foundation        | Poured Concrete          |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 17th, 2025 |
| Days on Market | 51              |
| Zoning         | R-CG            |

### **Listing Details**

|                |              |
|----------------|--------------|
| Listing Office | RE/MAX First |
|----------------|--------------|

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