

# \$420,000 - 60 Country Hills Villas Nw, Calgary

MLS® #A2237355

**\$420,000**

3 Bedroom, 2.00 Bathroom, 1,201 sqft  
Residential on 0.00 Acres

Country Hills, Calgary, Alberta

Welcome to this well-maintained and thoughtfully updated townhouse in the desirable community of Country Hills NW. Offering over 1,200 square feet of comfortable living space, this home features 3 spacious bedrooms and 1.5 bathrooms, making it a perfect fit for first-time buyers, young families, or investors.

The main level is warm and inviting, with an open layout that includes a bright living room centered around a cozy gas fireplace and large windows that fill the space with natural light. The kitchen is functional and flows seamlessly into the dining area, with easy access to your private patio—ideal for morning coffee or summer BBQs.

This home has seen a series of valuable updates over the years, including: GARAGE MOTOR (Jan 2022), TOILET AND BATHROOM FAUCETS (Feb 2022), DISHWASHER (Oct 2022), BATHROOM LIGHT FIXTURE (Nov 2022), GARAGE DOOR SPRING (Mar 2023), STOVE AND HOOD FAN (Dec 2023), FRIDGE (Aug 2024), FURNACE INSPECTION (Oct 2024), HOT WATER HEATER (Jan 2025), and KITCHEN FAUCET (Jan 2025).

Upstairs, you'll find three generously sized bedrooms and a full bathroom, while the lower level offers convenient access to the attached garage and additional storage. Located just



steps from a shopping centre, schools, parks, and public transit, this home offers unbeatable value in a convenient and family-friendly neighbourhood.

Built in 1997

### Essential Information

MLS® #	A2237355
Price	\$420,000
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,201
Acres	0.00
Year Built	1997
Type	Residential
Sub-Type	Row/Townhouse
Style	Townhouse
Status	Active

### Community Information

Address	60 Country Hills Villas Nw
Subdivision	Country Hills
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3K 4S8

### Amenities

Amenities	Park
Parking Spaces	2
Parking	Driveway, Single Garage Attached
# of Garages	1

### Interior

Interior Features	Kitchen Island, Storage
Appliances	Dishwasher, Garage Control(s), Washer/Dryer, Built-In Electric Range,

	Electric Cooktop, Electric Oven
Heating	Fireplace(s), Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior Features	Courtyard
Lot Description	Backs on to Park/Green Space
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	July 9th, 2025
Days on Market	25
Zoning	M-CG d44

### **Listing Details**

Listing Office	eXp Realty
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