# \$235,000 - 4102, 31 Country Village Manor Ne, Calgary

MLS® #A2253584

### \$235,000

1 Bedroom, 1.00 Bathroom, 638 sqft Residential on 0.00 Acres

Country Hills Village, Calgary, Alberta

Exceptional Condo Opportunity! Renovated! New Flooring, Fresh Paint! Discover a fantastic value with this beautifully maintained ground-floor condo, ideally located next to a scenic walking trail around a picturesque lake and just a short distance from the vibrant Vivo Community Center.

With remarkably low condo fees, this gem offers not only affordability but also comfort and convenience. Enjoy the ease of no elevators and the convenience of stepping right outside to your private west-facing balcony, making ground-floor access a true luxury. This home is move-in ready and spotlessly clean, featuring spacious interiors throughout.

The expansive primary bedroom stands out with a walk-in/walk-through closet leading directly to a luxurious 4-piece ensuite. Stay cool in summer with the included air conditioning. This unit comes with in-suite laundry and an assigned underground storage locker, adding significant convenience. Parking is provided with one outdoor spot, complementing the bonus outdoor space that includes a west-facing balcony with a gas barbecue hook-up, perfect for entertaining.

Affordability is further enhanced as almost all utilities are included in the low condo fees, covering garbage disposal, water, sewer, and heat. The prime location, just a few







minutes' walk to the lake, offers a serene and active lifestyle. Don't miss out on this fantastic opportunity for affordable, convenient, and spacious living. Short drive and walking distance to Vivo (rec centre), many big box stores (Home Depot, Canadian Tire), restaurants (BP's, Ricky's, Applebees, Swiss Chalet), Landmark Movie Theatre, Notre Dame High School, To find this gem, take Coventry Hills Blvd to Country Village Gate, follow the signs for "Lighthouse Landing,― continue to the end of the cul-de-sac, and turn right into the parking lot, where you will find Building #31. Contact us today to schedule a viewing!

Built in 2010

#### **Essential Information**

MLS® # A2253584 Price \$235,000

Bedrooms 1

Bathrooms 1.00

Full Baths 1

Square Footage 638
Acres 0.00
Year Built 2010

Type Residential Sub-Type Apartment

Style Single Level Unit

Status Active

## **Community Information**

Address 4102, 31 Country Village Manor Ne

Subdivision Country Hills Village

City Calgary
County Calgary
Province Alberta
Postal Code T3K0T3

## **Amenities**

Amenities Elevator(s), Park, Parking, Snow Removal, Storage, Trash, Visitor

Parking

Parking Spaces

Parking Stall, Titled, Outside

1

Interior

Interior Features Breakfast Bar, Built-in Features, No Animal Home, No Smoking Home,

Open Floorplan, Pantry, Wood Counters

Appliances Central Air Conditioner, Dishwasher, Electric Stove, Refrigerator,

Washer/Dryer, Window Coverings

Heating Baseboard Cooling Central Air

# of Stories 4

**Exterior** 

Exterior Features Balcony, Private Entrance, Storage

Construction Vinyl Siding, Wood Frame

**Additional Information** 

Date Listed September 3rd, 2025

Days on Market 62

Zoning DC (pre 1P2007)

**Listing Details** 

Listing Office eXp Realty

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