

# \$414,900 - 17 Country Village Gate Ne, Calgary

MLS® #A2204230

**\$414,900**

3 Bedroom, 3.00 Bathroom, 1,257 sqft  
Residential on 0.03 Acres

Country Hills Village, Calgary, Alberta

Back on the market—don't miss this second chance! This stunning 3-bedroom townhome in Lighthouse Landing offers contemporary style, low condo fees, primary ensuite, and two titled parking stalls. The expansive island kitchen, complete with floor-to-ceiling cabinets, provides abundant storage and a welcoming space for gatherings. Enjoy outdoor living on the deck, equipped with a gas hookup for your BBQ perfect for year-round grilling. Freshly painted interiors create a crisp, airy feel throughout. With an unfinished basement awaiting your vision, this home adapts to your needs. Ideally situated in Country Hills Village, you're just steps from schools, amenities, and major roads for easy commuting. Rest easy knowing a top-notch management company handles the condo fees, making this move-in-ready gem a hassle-free choice. Welcome home!

Built in 2006

## Essential Information

MLS® #	A2204230
Price	\$414,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,257
Acres	0.03



Year Built	2006
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### **Community Information**

Address	17 Country Village Gate Ne
Subdivision	Country Hills Village
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3K 0E7

### **Amenities**

Amenities	Other
Parking Spaces	2
Parking	Stall

### **Interior**

Interior Features	Kitchen Island, Laminate Counters, No Smoking Home, Vinyl Windows
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior Features	Other
Lot Description	City Lot, Front Yard
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed March 20th, 2025

Days on Market 15

Zoning DC

### **Listing Details**

Listing Office CIR Realty

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