

# \$445,000 - 157 Country Village Manor Ne, Calgary

MLS® #A2217823

**\$445,000**

3 Bedroom, 2.00 Bathroom, 1,256 sqft

Residential on 0.03 Acres

Country Hills Village, Calgary, Alberta

**LOCATION! LOW CONDO FEES!**

Welcome to 157 Country Village Manor, a beautifully updated 3-bedroom townhouse in the heart of the sought-after Country Village Manor complex. Owned and proudly maintained by the second owner for over 11 years, this move-in-ready home offers both comfort and convenience.

Home Highlights:

Two titled parking stalls conveniently located right at your front door

Large covered front porch perfect for a morning coffee or evening relaxation!

Entire home (main, upper, and basement) upgraded with wood flooring - modern, durable, and easy to clean.

Freshly painted top to bottom throughout with new LED light fixtures featuring remote-controlled 4 color settings (cool white, warm yellow, etc.).

Upgraded electrical outlets & switches for a polished, modern look.

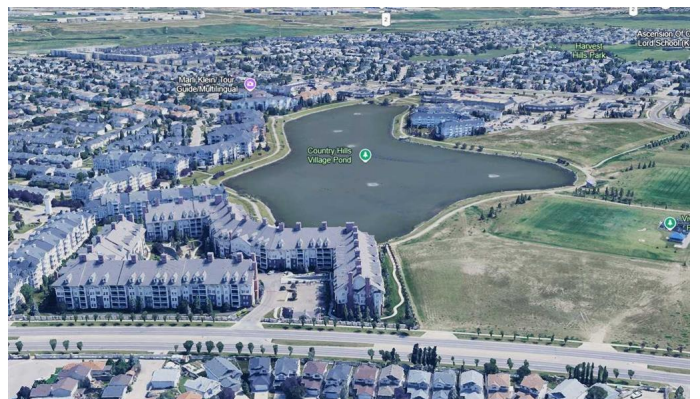
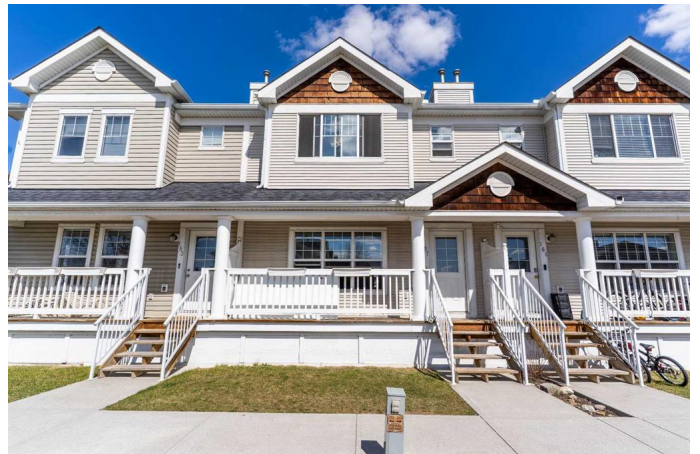
Well-designed kitchen with maple cabinets, stainless steel appliances, raised breakfast bar, generous pantry, and breakfast nook.

Sliding patio doors lead to a private deck with natural gas BBQ hookup, perfect for summer grilling.

Upstairs have a huge master bedroom with a walk-in closet and cozy office nook.

Two additional good-sized bedrooms and a 4-piece bathroom complete the upper level.

Additional Features include: Partially finished basement—ready for your personal touch.



Well-managed condo board with excellent health and a strong reserve fund. Steps to the beautiful 1-mile-long Country Hills Storm Pond, ideal for morning walks or peaceful evenings. Unbeatable Location: Walk to Vivo Rec Centre, Superstore, Sobeys, restaurants, schools, library, Landmark Cinemas, parks, playgrounds and lots of schools are nearby. Minutes to major roads: Stoney Trail, Deerfoot Trail, Beddington Trail. Close to 301 Bus Line. 15 minutes to CrossIron Mills, and YYC International Airport. Only 20 minutes to Downtown. This is more than just a townhouse—it's a smart investment in a vibrant, established neighborhood with everything at your doorstep. Don't miss out—this one checks every box! Book your showing today.

Built in 2007

### Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2217823      |
| Price          | \$445,000     |
| Bedrooms       | 3             |
| Bathrooms      | 2.00          |
| Full Baths     | 1             |
| Half Baths     | 1             |
| Square Footage | 1,256         |
| Acres          | 0.03          |
| Year Built     | 2007          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                              |
|-------------|------------------------------|
| Address     | 157 Country Village Manor Ne |
| Subdivision | Country Hills Village        |
| City        | Calgary                      |

|             |         |
|-------------|---------|
| County      | Calgary |
| Province    | Alberta |
| Postal Code | T3K 0L6 |

### Amenities

|                |                                    |
|----------------|------------------------------------|
| Amenities      | Other, Playground, Visitor Parking |
| Parking Spaces | 2                                  |
| Parking        | Off Street, Stall, Titled          |

### Interior

|                   |                                                        |
|-------------------|--------------------------------------------------------|
| Interior Features | Open Floorplan                                         |
| Appliances        | Dishwasher, Electric Stove, Refrigerator, Washer/Dryer |
| Heating           | Forced Air, Natural Gas                                |
| Cooling           | None                                                   |
| Has Basement      | Yes                                                    |
| Basement          | Full, Partially Finished                               |

### Exterior

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

### Additional Information

|                |               |
|----------------|---------------|
| Date Listed    | May 9th, 2025 |
| Days on Market | 5             |
| Zoning         | DC            |

### Listing Details

|                |                         |
|----------------|-------------------------|
| Listing Office | Century 21 Bravo Realty |
|----------------|-------------------------|

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.