

\$379,900 - 2259, 151 Country Village Road Ne, Calgary

MLS® #A2232171

\$379,900

1 Bedroom, 2.00 Bathroom, 997 sqft

Residential on 0.00 Acres

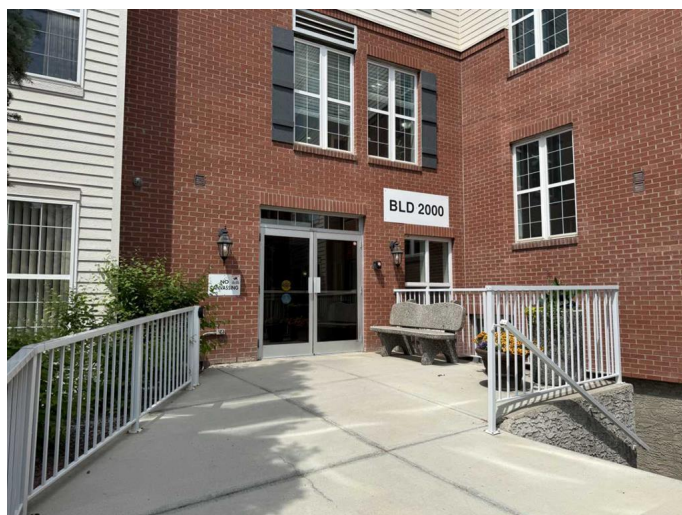
Country Hills Village, Calgary, Alberta

Welcome to worry-free living in the sought-after 40+ community of Country Estates! This spacious one-bedroom plus den condo is the opportunity you have been waiting for, offering a bright, well-maintained suite that shows true pride of ownership.

Inside, you will find one of the complex's most functional layouts: a generous kitchen with plenty of cabinets and storage, flowing into a cozy breakfast nook with lovely west-facing pond views. The comfortable living room is perfectly sized and wired for an electric fireplace, with a garden door leading to a private west-facing balcony. Complete with sunshade and Plexiglas railing panels, it is the perfect spot to unwind while staying sheltered from the wind.

There is ample space to entertain, with a dining area that connects seamlessly to the living room. The open concept makes it easy to host friends and family. The primary bedroom is a great size and features its own four-piece ensuite and a walk-in closet. The versatile den can easily be used as a spare guest bedroom, home office, or hobby space. You will also appreciate the in-suite laundry and an additional four-piece bathroom for guests. With one of the bathrooms tubs being fitted for a walk in tub.

Titled heated underground parking with an extra storage area is included, along with all



appliances.

Residents of this adult-friendly building enjoy a wealth of amenities including social programs, guest suites, a billiards room, craft spaces, gym, bowling alley, theatre, party rooms, library, pools and hot tubs, woodworking shop, car wash, and even a weekly shuttle to the local Co-op. Step outside and enjoy a scenic paved path around the lake, perfect for fresh air and watching the local wildlife. You are also within easy walking distance of shopping, banks, recreation centres, and more.

This bright second-floor unit is move-in ready and easy to show. Book your viewing today and discover why life at Country Estates is so special!

Built in 2006

Essential Information

MLS® #	A2232171
Price	\$379,900
Bedrooms	1
Bathrooms	2.00
Full Baths	2
Square Footage	997
Acres	0.00
Year Built	2006
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

Community Information

Address	2259, 151 Country Village Road Ne
Subdivision	Country Hills Village
City	Calgary
County	Calgary

Province	Alberta
Postal Code	T3K 5X5

Amenities

Amenities	Elevator(s), Fitness Center, Garbage Chute, Guest Suite, Indoor Pool, Other, Parking, Party Room, Secured Parking, Visitor Parking, Workshop
Parking Spaces	1
Parking	Underground

Interior

Interior Features	Built-in Features, No Animal Home, No Smoking Home, Open Floorplan, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Refrigerator, Washer
Heating	Baseboard
Cooling	Full
# of Stories	4

Exterior

Exterior Features	Balcony
Construction	Brick, Vinyl Siding, Wood Frame

Additional Information

Date Listed	June 17th, 2025
Days on Market	3
Zoning	DC (pre 1P2007)
HOA Fees	105
HOA Fees Freq.	ANN

Listing Details

Listing Office	Royal LePage Benchmark
----------------	------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.