

# \$404,900 - 50 Country Village Gate Ne, Calgary

MLS® #A2235796

## \$404,900

2 Bedroom, 3.00 Bathroom, 1,142 sqft

Residential on 0.03 Acres

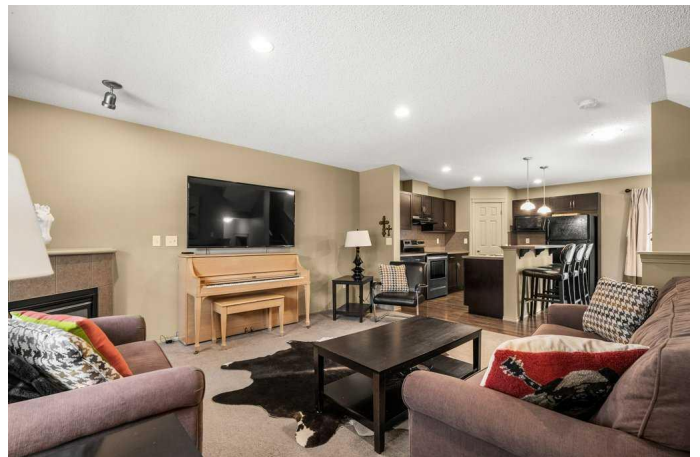
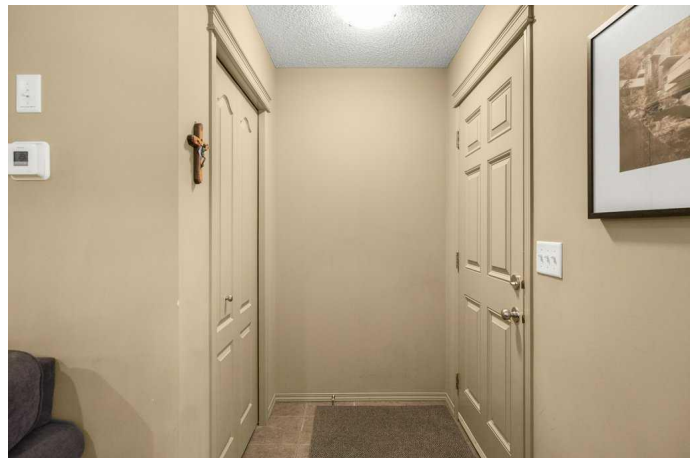
Country Hills Village, Calgary, Alberta

Fantastic value in this affordable, well maintained, turnkey townhome. Attractive curb appeal. Bonus is there are no neighbours behind you! The spacious living room is highlighted by a tile clad corner gas fireplace. Beautiful eat in kitchen includes ample amounts of Espresso Maple cabinetry, hardwood floors, corner pantry, tile backsplash plus stainless steel and black appliances. The raised breakfast bar is ideal for casual dining plus you also have a large formal dining area adjacent to the kitchen. Sliding patio doors lead from the kitchen out to the large rear deck. Double primary bedroom plan upstairs includes two generously sized bedrooms, each with their own full ensuite baths. Lighthouse Landing is an excellent location and puts you minutes to multiple shopping options, public transit, schools, restaurants, pubs professional services and playgrounds. Quick access to Deerfoot and Stoney Trail. Affordable turn-key living in a beautiful setting close to many major amenities.

Built in 2008

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | A2235796  |
| Price      | \$404,900 |
| Bedrooms   | 2         |
| Bathrooms  | 3.00      |
| Full Baths | 2         |



|                |               |
|----------------|---------------|
| Half Baths     | 1             |
| Square Footage | 1,142         |
| Acres          | 0.03          |
| Year Built     | 2008          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                            |
|-------------|----------------------------|
| Address     | 50 Country Village Gate Ne |
| Subdivision | Country Hills Village      |
| City        | Calgary                    |
| County      | Calgary                    |
| Province    | Alberta                    |
| Postal Code | T3K 0L5                    |

### Amenities

|                |                     |
|----------------|---------------------|
| Amenities      | Visitor Parking     |
| Parking Spaces | 2                   |
| Parking        | Stall, Side By Side |

### Interior

|                   |                                                                                                  |
|-------------------|--------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Storage                                                                           |
| Appliances        | Dishwasher, Dryer, Electric Stove, Microwave, Range Hood, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                                          |
| Cooling           | None                                                                                             |
| Fireplace         | Yes                                                                                              |
| # of Fireplaces   | 1                                                                                                |
| Fireplaces        | Gas, Living Room, Tile                                                                           |
| Has Basement      | Yes                                                                                              |
| Basement          | Full, Unfinished                                                                                 |

### Exterior

|                   |                                                             |
|-------------------|-------------------------------------------------------------|
| Exterior Features | Other, Private Entrance                                     |
| Lot Description   | Front Yard, Low Maintenance Landscape, No Neighbours Behind |
| Roof              | Asphalt Shingle                                             |
| Construction      | Wood Frame                                                  |

Foundation                      Poured Concrete

**Additional Information**

Date Listed                      July 2nd, 2025  
Days on Market                2  
Zoning                              DC (pre 1P2007)

**Listing Details**

Listing Office                    RE/MAX House of Real Estate

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.