

# \$419,900 - 310 Country Village Cape Ne, Calgary

MLS® #A2247193

**\$419,900**

3 Bedroom, 2.00 Bathroom, 1,222 sqft  
Residential on 0.03 Acres

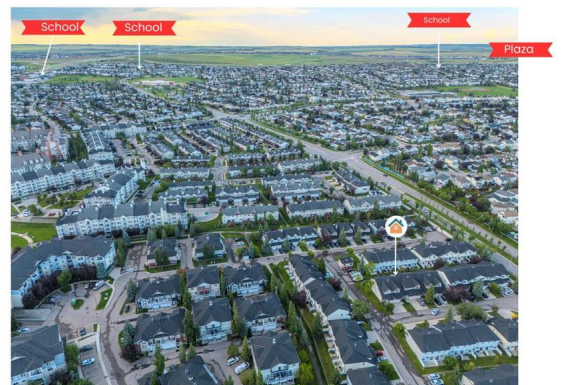
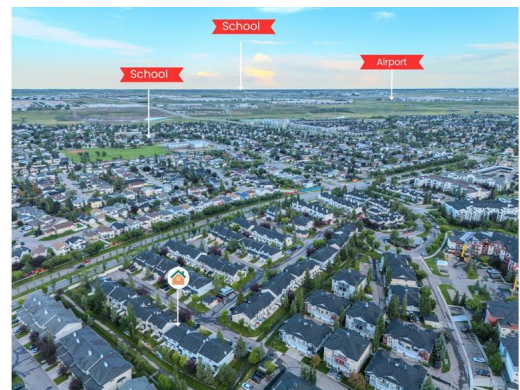
Country Hills Village, Calgary, Alberta

Discover Newport Landing â€” a vibrant, well-maintained community with LOW CONDO FEES and an UNBEATABLE LOCATION. This freshly painted townhouse showcases a BRAND-NEW STAINLESS STEEL FRIDGE, SMOOTH-TOP STOVE, ELEGANT DARK HARDWOOD FLOORS, CERAMIC TILE ENTRY, and ABUNDANT NATURAL LIGHT from large windows on both levels.

The OPEN-CONCEPT MAIN FLOOR offers a welcoming living room with GAS FIREPLACE, patio doors to a PRIVATE OUTDOOR SPACE, a functional kitchen with BREAKFAST BAR, and a handy HALF BATH. Upstairs, the PRIMARY SUITE is located on the opposite side from the other two bedrooms for ENHANCED PRIVACYâ€”perfect for guests, a growing family, or a home office. A WALK-IN CLOSET and a FULL 4-PIECE BATH complete the upper level.

The UNFINISHED BASEMENT offers great potential for future development, while PRIVATE PARKING and a LOW-MAINTENANCE LIFESTYLE make day-to-day living easy.

Conveniently close to: COUNTRY HILLS VILLAGE LAKE, CARDEL PLACE, VIVO RECREATION CENTRE, LANDMARK CINEMAS, Parks, playgrounds, golf, walking paths, SOBEYS, CANADIAN TIRE, HOME DEPOT, REAL CANADIAN SUPERSTORE,



medical clinics, YYC AIRPORT, and a variety of restaurants offering GLOBAL CUISINES.

Built in 2003

**Essential Information**

|                |               |
|----------------|---------------|
| MLS® #         | A2247193      |
| Price          | \$419,900     |
| Bedrooms       | 3             |
| Bathrooms      | 2.00          |
| Full Baths     | 1             |
| Half Baths     | 1             |
| Square Footage | 1,222         |
| Acres          | 0.03          |
| Year Built     | 2003          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

**Community Information**

|             |                             |
|-------------|-----------------------------|
| Address     | 310 Country Village Cape Ne |
| Subdivision | Country Hills Village       |
| City        | Calgary                     |
| County      | Calgary                     |
| Province    | Alberta                     |
| Postal Code | T3K5X2                      |

**Amenities**

|                |                        |
|----------------|------------------------|
| Amenities      | Visitor Parking        |
| Parking Spaces | 2                      |
| Parking        | Single Garage Attached |
| # of Garages   | 1                      |

**Interior**

|                   |                                                                                        |
|-------------------|----------------------------------------------------------------------------------------|
| Interior Features | No Smoking Home, Storage, Walk-In Closet(s)                                            |
| Appliances        | Dishwasher, Dryer, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Washer |
| Heating           | Central, Forced Air                                                                    |

|                 |                  |
|-----------------|------------------|
| Cooling         | Other            |
| Fireplace       | Yes              |
| # of Fireplaces | 1                |
| Fireplaces      | Gas              |
| Has Basement    | Yes              |
| Basement        | Full, Unfinished |

## Exterior

|                   |                                                   |
|-------------------|---------------------------------------------------|
| Exterior Features | Lighting, Playground                              |
| Lot Description   | Cul-De-Sac, Landscaped, Low Maintenance Landscape |
| Roof              | Asphalt Shingle                                   |
| Construction      | Vinyl Siding, Wood Frame                          |
| Foundation        | Poured Concrete                                   |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | August 8th, 2025 |
| Days on Market | 4                |
| Zoning         | DC (pre 1P2007)  |

## Listing Details

|                |                            |
|----------------|----------------------------|
| Listing Office | Coldwell Banker YAD Realty |
|----------------|----------------------------|

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