

**39 Country Village Circle NE**  
**Calgary, Alberta**

**MLS # A2298940**



**\$409,888**

<b>Division:</b>	Country Hills Village		
<b>Type:</b>	Residential/Four Plex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,212 sq.ft.	<b>Age:</b>	2003 (23 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Driveway, Garage Door Opener, Garage Faces Front, Owned, Single Garage		
<b>Lot Size:</b>	0.04 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Creek/River/Stream/Pond, Front Y		

<b>Heating:</b>	Make-up Air, Fireplace(s), Forced Air, Hot Water, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 315
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	DC (pre 1P2007)
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), No Smoking Home, Pantry, Walk-In Closet(s)		

**Inclusions:** None

Beautifully maintained 3-bed, 1.5-bath home in a prime location near parks, pathways, and amenities. Move-in ready, this bright property features a welcoming living room with a gas fireplace, and large windows. Solid hardwood flooring throughout the main floor! The kitchen offers ample cabinetry, a stainless-steel fridge, a microwave, and a built-in dishwasher. The living room opens to a sunny southwest-facing patio and views of a green space. The front yard features beautiful, mature perennials. Upstairs includes a spacious primary bedroom with a walk-in closet, plus two additional versatile bedrooms. Additional highlights: developed basement, low condo fees, new roofing (2025), new hot water tank (2026), heat exchanger on the furnace, and single attached garage with driveway. Located in a friendly community near a pond, walking paths, VIVO, schools, shopping, and transit. A well-cared-for, home offering exceptional value!