

112 Country Village Cape NE
Calgary, Alberta

MLS # A2306155



\$399,999

Division:	Country Hills Village		
Type:	Residential/Other		
Style:	2 Storey		
Size:	1,388 sq.ft.	Age:	2000 (26 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.04 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Landscaped, Lawn, Low Maintenance Landscaping		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt	Condo Fee:	\$ 540
Basement:	Partial	LLD:	-
Exterior:	Asphalt, Vinyl Siding, Wood Frame	Zoning:	DC (pre 1P2007)
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home		

Inclusions: N/A

Rare three-bedroom walk-out townhouse in Newport Landing — the established lake community of Country Hills Village. This floor plan delivers three full bedrooms across two storeys, with a walk-out lower level, attached single garage, and a south-facing front that fills the main floor with warm winter sunlight. The open main level connects living, dining, and a functional kitchen with full-size appliances, opening onto an 11'2" × 7'7" rear deck. Upstairs, the primary bedroom features a walk-in closet and 4-piece ensuite, joined by two additional bedrooms and upper-level laundry. The walk-out lower level provides direct grade-level yard access via a finished mud room, with additional unfinished space for storage or future development. RMS area: 1,387.7 sqft above grade plus 71.8 sqft finished below grade (1,788.60 sqft total area, per April 2026 measurement). What sets this address apart from newer suburban alternatives is 25 years of community maturity. Country Hills Village Pond is a short walk away with a 1.4 km paved pathway loop circling the lake and connecting to the broader Northern Hills walking and cycling network. Vivo for Healthier Generations — Calgary's recently expanded 269,000 sqft recreation hub featuring Canada's first indoor park, a six-lane competitive pool, NHL-sized ice rinks, and the Country Hills Library — is one minute by car or a short walk away. Notre Dame High School (CCSD) is immediately adjacent; the CBE catchment includes Coventry Hills School and Nose Creek School. T&T Supermarket Harvest Hills, Aroma Dim Sum, Imperial Dynasty, Kujira Sushi, and the full Country Hills Village retail and dining cluster are within five minutes. Costco, Home Depot, and H Mart Beacon Hill sit 10 minutes via Stoney Trail. Downtown Calgary is 20 to 25 minutes; YYC International Airport is 15 minutes. MAX Green BRT serves the

corridor for direct downtown transit access. Mature tree canopy and 25-year-established landscaping define the streetscape, with no active construction in the immediate vicinity. Newport Landing is a non-age-restricted bare land condominium established 1999–2004 under Plan 0010064, professionally managed by Connelly & Co. Mgt. Bare land condominium structure: each owner holds individual fee simple title to a registered land parcel — a stronger ownership position than the share-of-corporation interest typical of apartment condominiums. Specific maintenance and ownership allocations between owner and corporation are set out in the registered bylaws, available for buyer review prior to offer. With over two decades of operating history, the complex offers buyers a track record of professional management and documented capital project funding; reserve fund study, current bylaws, and AGM minutes available upon request. Pet-friendly with board approval. Schedule your private viewing today.