

# \$250,000 - 4102, 31 Country Village Manor Ne, Calgary

MLS® #A2230829

**\$250,000**

1 Bedroom, 1.00 Bathroom, 638 sqft

Residential on 0.00 Acres

Country Hills Village, Calgary, Alberta

Exceptional Condo Opportunity! Renovated! New Flooring, Fresh Paint! Discover a fantastic value with this beautifully maintained ground-floor condo, ideally located next to a scenic walking trail around a picturesque lake and just a short distance from the vibrant Vivo Community Center.

With remarkably low condo fees, this gem offers not only affordability but also comfort and convenience. Enjoy the ease of no elevators and the convenience of stepping right outside to your private west-facing balcony, making ground-floor access a true luxury. This home is move-in ready and spotlessly clean, featuring spacious interiors throughout.

The expansive primary bedroom stands out with a walk-in/walk-through closet leading directly to a luxurious 4-piece ensuite. Stay cool in summer with the included air conditioning. This unit comes with in-suite laundry and an assigned underground storage locker, adding significant convenience. Parking is provided with one outdoor spot, complementing the bonus outdoor space that includes a west-facing balcony with a gas barbecue hook-up, perfect for entertaining.

Affordability is further enhanced as almost all utilities are included in the low condo fees, covering garbage disposal, water, sewer, and heat. The prime location, just a few



minutesâ€™ walk to the lake, offers a serene and active lifestyle. Donâ€™t miss out on this fantastic opportunity for affordable, convenient, and spacious living. Short drive and walking distance to Vivo (rec centre), many big box stores (Home Depot, Canadian Tire), restaurants (BP's, Ricky's, Applebees, Swiss Chalet), Landmark Movie Theatre, Notre Dame High School, To find this gem, take Coventry Hills Blvd to Country Village Gate, follow the signs for â€œLighthouse Landing,â€• continue to the end of the cul-de-sac, and turn right into the parking lot, where you will find Building #31. Contact us today to schedule a viewing!

Built in 2010

### Essential Information

MLS® #	A2230829
Price	\$250,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	638
Acres	0.00
Year Built	2010
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### Community Information

Address	4102, 31 Country Village Manor Ne
Subdivision	Country Hills Village
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3K0T3

### Amenities

Amenities	Elevator(s), Park, Parking, Snow Removal, Storage, Trash, Visitor Parking
Parking Spaces	1
Parking	Outside, Stall, Titled

## Interior

Interior Features	Breakfast Bar, Built-in Features, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Wood Counters
Appliances	Central Air Conditioner, Dishwasher, Electric Stove, Refrigerator, Washer/Dryer, Window Coverings
Heating	Baseboard
Cooling	Central Air
# of Stories	4

## Exterior

Exterior Features	Balcony, Private Entrance, Storage
Construction	Vinyl Siding, Wood Frame

## Additional Information

Date Listed	June 19th, 2025
Days on Market	38
Zoning	DC (pre 1P2007)

## Listing Details

Listing Office	eXp Realty
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