

# \$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

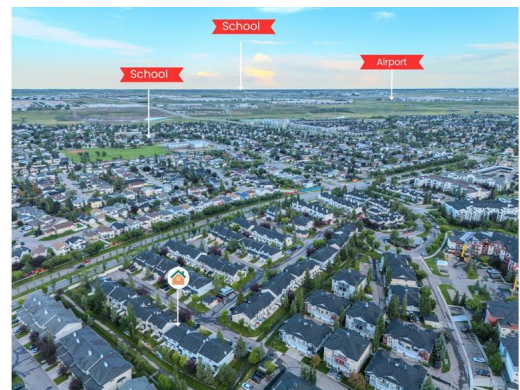
Country Hills Village, Calgary, Alberta

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 |
|----------------|----------------------------|

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.