

# \$399,900 - 408 Country Village Cape Ne, Calgary

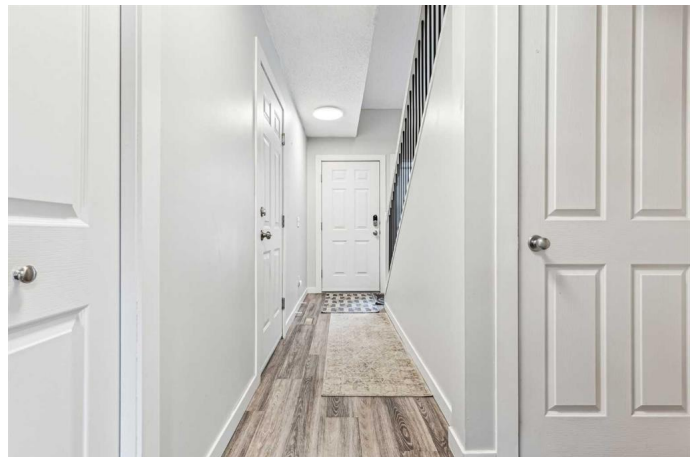
MLS® #A2217901

## \$399,900

2 Bedroom, 2.00 Bathroom, 1,065 sqft  
Residential on 0.04 Acres

Country Hills Village, Calgary, Alberta

OPEN HOUSE SATURDAY 1:30 -4PM AND SUNDAY 1 - 3:30PM If visitor parking is full pls park outside complex . This first-time townhouse (or investment property) has been updated and lovingly maintained, plus it has been improved even more. With added modern light fixtures (2 options for white or warm lights and dimmer switches to many fixtures). This unit has two very good-sized bedrooms with a full bath up and a 2 pc powder room on the main floor. Newer kitchen, modern neutral LVP flooring and neutral grey carpet on stairs and second floor), stainless steel appliances in kitchen, all in 2019. It has a terrific layout with a patio door to your ground level patio that backs onto a paved walkway. The basement is partially developed as a rec room, with drywall (open ceiling) and all electrical was done with permits. New hot water tank recently, and furnace has been serviced. You can complete this area to your own preference.. Lowest price in the complex and nice quiet locations there. The complex is pet friendly with board approval. Playgrounds, schools with lots of shopping and amenities close by. Any hail damage from last year is being dealt with by condo board. Siding is done. there is some screens left to be replaced, along with privacy fences in progress throughout the complex. Dower applies. Title, RPR from 2019 to be accepted by buyer (pls add in 9.3) with no changes. Bylaws, floor plan, pet policy and RMS in supplements.



Built in 2003

### Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2217901      |
| Price          | \$399,900     |
| Bedrooms       | 2             |
| Bathrooms      | 2.00          |
| Full Baths     | 1             |
| Half Baths     | 1             |
| Square Footage | 1,065         |
| Acres          | 0.04          |
| Year Built     | 2003          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                             |
|-------------|-----------------------------|
| Address     | 408 Country Village Cape Ne |
| Subdivision | Country Hills Village       |
| City        | Calgary                     |
| County      | Calgary                     |
| Province    | Alberta                     |
| Postal Code | T3K 5X4                     |

### Amenities

|                |                                      |
|----------------|--------------------------------------|
| Amenities      | Other, Snow Removal, Visitor Parking |
| Parking Spaces | 2                                    |
| Parking        | Driveway, Single Garage Attached     |
| # of Garages   | 1                                    |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | Breakfast Bar, No Animal Home, Quartz Counters, See Remarks, Vinyl Windows                                       |
| Appliances        | Dishwasher, Dryer, Electric Range, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air, Natural Gas  |
| Cooling           | None   |
| Has Basement      | Yes  |

|          |                          |
|----------|--------------------------|
| Basement | Full, Partially Finished |
|----------|--------------------------|

## Exterior

|                   |   |
|-------------------|---|
| Exterior Features | Other, Private Entrance                           |
| Lot Description   | Interior Lot, Level, Rectangular Lot, See Remarks |
| Roof              | Asphalt Shingle                                   |
| Construction      | Vinyl Siding, Wood Frame                          |
| Foundation        | Poured Concrete                                   |

## Additional Information

|                |               |
|----------------|---------------|
| Date Listed    | May 7th, 2025 |
| Days on Market | 2             |
| Zoning         | DC            |

## Listing Details

|                |                        |
|----------------|------------------------|
| Listing Office | MaxWell Capital Realty |
|----------------|------------------------|

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