

# \$398,668 - 5 Country Village Landing Ne, Calgary

MLS® #A2253299

**\$398,668**

2 Bedroom, 3.00 Bathroom, 1,304 sqft

Residential on 0.04 Acres

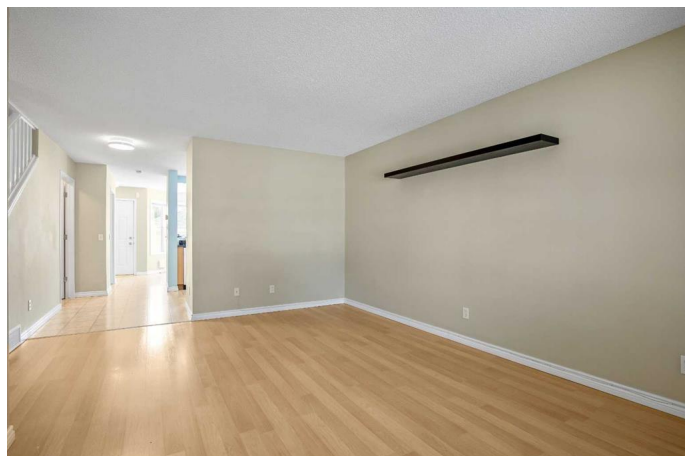
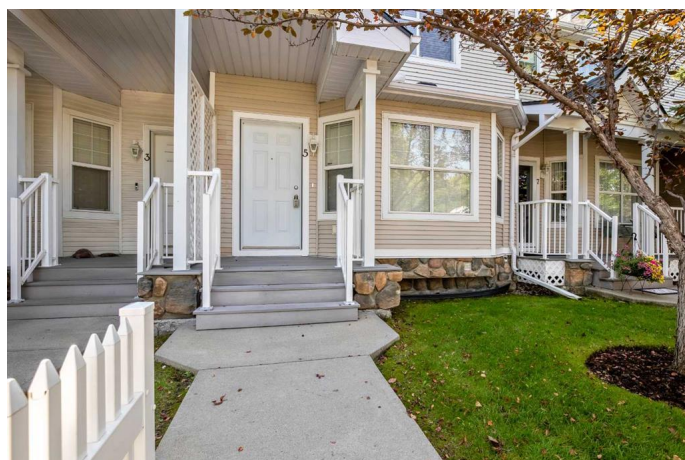
Country Hills Village, Calgary, Alberta

The Sundancer model at Newport Landing. 1274 ft<sup>2</sup> above grade living space (measured using RMS standards), plus another 578ft<sup>2</sup> of undeveloped basement space allows for room to grow! Conveniently located laundry adjacent to the two large bedrooms up, each with it's own walk-in closet plus 4 piece bath! Large living room and kitchen open to dining room plus 2 piece bath round off the main floor. The undeveloped basement has the inklings of a design but still easily rebooted with your own plan for a family room, 3rd bedroom and another bath at the roughed in stage. Hi efficiency furnace has had all accessible ductwork sealed at the joints to prevent hot air leaks - improving the comfort of the home. Roughed-in vacuum system is ready for a canister and attachments. Off the back door is a south facing deck, and yard. A single detached garage provides secure, snow free parking. Close to shopping, pubs, coffee shops and movie theatres. Easy access to major arteries.

Built in 1999

## Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | A2253299  |
| Price     | \$398,668 |
| Bedrooms  | 2         |
| Bathrooms | 3.00      |



|                |               |
|----------------|---------------|
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,304         |
| Acres          | 0.04          |
| Year Built     | 1999          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                              |
|-------------|------------------------------|
| Address     | 5 Country Village Landing Ne |
| Subdivision | Country Hills Village        |
| City        | Calgary                      |
| County      | Calgary                      |
| Province    | Alberta                      |
| Postal Code | T3K 5K1                      |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | None                   |
| Parking Spaces | 2                      |
| Parking        | Single Garage Detached |
| # of Garages   | 1                      |

### Interior

|                   |                                                                                             |
|-------------------|---------------------------------------------------------------------------------------------|
| Interior Features | See Remarks                                                                                 |
| Appliances        | Dishwasher, Dryer, Electric Oven, Garage Control(s), Refrigerator, Washer, Gas Water Heater |
| Heating           | Forced Air, Natural Gas                                                                     |
| Cooling           | None                                                                                        |
| Has Basement      | Yes                                                                                         |
| Basement          | Full, Unfinished                                                                            |

### Exterior

|                   |                                  |
|-------------------|----------------------------------|
| Exterior Features | None                             |
| Lot Description   | Back Lane, Back Yard, Front Yard |
| Roof              | Asphalt Shingle                  |
| Construction      | Vinyl Siding, Wood Frame         |
| Foundation        | Poured Concrete                  |

**Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | September 3rd, 2025 |
| Days on Market | 15                  |
| Zoning         | DC (pre 1P2007)     |

**Listing Details**

|                |            |
|----------------|------------|
| Listing Office | CIR 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.