

# \$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

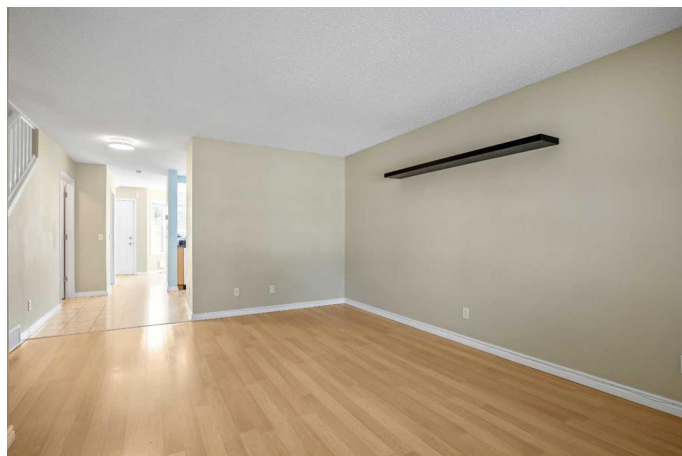
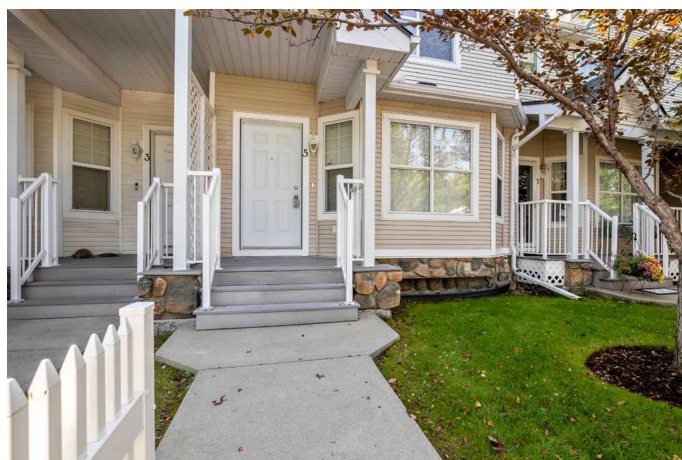
Country Hills Village, Calgary, Alberta

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	6
Zoning	DC (pre 1P2007)

**Listing Details**

Listing Office	CIR Realty
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