

# \$400,000 - 2248, 151 Country Village Road Ne, Calgary

MLS® #A2253385

**\$400,000**

2 Bedroom, 2.00 Bathroom, 1,070 sqft

Residential on 0.00 Acres

Country Hills Village, Calgary, Alberta

Welcome to COUNTRY ESTATES ON THE COVE, an AMENITY-RICH 45+ COMPLEX ideally positioned next to the VIVO RECREATION CENTRE, shopping, restaurants, transit, and SCENIC POND PATHWAYS. This beautifully refreshed 2 BEDROOM, 2 BATHROOM SECOND FLOOR UNIT combines functionality with comfort in a spacious, open design. Bedrooms are thoughtfully separated by the central living room, ensuring privacy for both owners and guests. The inviting living room showcases a cozy GAS FIREPLACE, OVERSIZED WINDOWS, and access to a COVERED BALCONY that overlooks lush green space—perfect for enjoying morning coffee or an afternoon unwind. The well-planned KITCHEN includes a RAISED EATING BAR, CORNER PANTRY, and STAINLESS STEEL FRIDGE, flowing seamlessly into the dining area with space for a full-sized table. The primary bedroom features a WALK-IN CLOSET and a 3-PIECE ENSUITE with a STAND-UP SHOWER, while the second bedroom sits adjacent to a 4-PIECE MAIN BATHROOM—ideal for guests or a home office. Convenience is enhanced with an IN-SUITE LAUNDRY ROOM complete with a newer 2022 WASHER and abundant storage. FRESH PAINT throughout gives the home a bright, MOVE-IN READY feel. Added benefits include TITLED UNDERGROUND PARKING and an ASSIGNED STORAGE LOCKER. Residents enjoy an unmatched lifestyle with



access to an INDOOR POOL, HOT TUB, STEAM ROOM, FITNESS CENTRE, THEATRE, WORKSHOP, PARTY ROOMS, BOWLING ALLEY, LIBRARY, GAZEBO, and GUEST SUITES. COUNTRY ESTATES ON THE COVE offers more than a home—it's a vibrant, connected community providing secure, low-maintenance living at its best.

Built in 2004

**Essential Information**

|                |                   |
|----------------|-------------------|
| MLS® #         | A2253385          |
| Price          | \$400,000         |
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 1,070             |
| Acres          | 0.00              |
| Year Built     | 2004              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

**Community Information**

|             |                                   |
|-------------|-----------------------------------|
| Address     | 2248, 151 Country Village Road Ne |
| Subdivision | Country Hills Village             |
| City        | Calgary                           |
| County      | Calgary                           |
| Province    | Alberta                           |
| Postal Code | T3K 5X5                           |

**Amenities**

|                |                                                                                                                                     |
|----------------|-------------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Fitness Center, Other, Secured Parking, Visitor Parking, Car Wash, Guest Suite, Indoor Pool, Recreation Room, Spa/Hot Tub, Workshop |
| Parking Spaces | 1                                                                                                                                   |
| Parking        | Heated Garage, Parkade, Titled, Underground                                                                                         |

|          |     |
|----------|-----|
| Has Pool | Yes |
|----------|-----|

## Interior

|                   |                                                                                                         |
|-------------------|---------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, No Animal Home, No Smoking Home, Open Floorplan, Soaking Tub, Storage, Walk-In Closet(s) |
| Appliances        | Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings            |
| Heating           | Baseboard, Natural Gas, Hot Water                                                                       |
| Cooling           | Central Air                                                                                             |
| Fireplace         | Yes                                                                                                     |
| # of Fireplaces   | 1                                                                                                       |
| Fireplaces        | Gas, Living Room                                                                                        |
| # of Stories      | 4                                                                                                       |
| Basement          | None                                                                                                    |

## Exterior

|                   |                                 |
|-------------------|---------------------------------|
| Exterior Features | Courtyard                       |
| Lot Description   | Gazebo, Creek/River/Stream/Pond |
| Roof              | Asphalt Shingle                 |
| Construction      | Brick, Vinyl Siding, Wood Frame |
| Foundation        | Poured Concrete                 |

## Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | September 3rd, 2025 |
| Days on Market | 20                  |
| Zoning         | DC (pre 1P2007)     |
| HOA Fees       | 105                 |
| HOA Fees Freq. | ANN                 |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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