

\$350,000 - 47 Country Village Circle Ne, Calgary

MLS® #A2248253

\$350,000

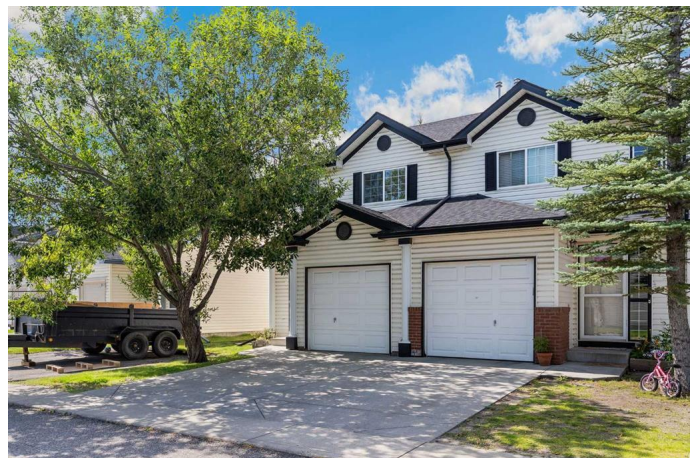
3 Bedroom, 2.00 Bathroom, 1,200 sqft
Residential on 0.04 Acres

Country Hills Village, Calgary, Alberta

Crisp, clean, and move-in ready, this well-kept end-unit townhome in Newport Landing pairs modern living with an unbeatable location. This bright end-unit townhome offers 1,200 sq. ft. of inviting living space—plus almost 500 sq. ft. of untapped potential in the basement. The sun-filled main floor features an open-concept design that blends comfort and function, with a well-appointed kitchen offering a crisp white appliance package, breakfast bar, and generous counter and storage space, seamlessly flowing into a welcoming dining nook. The spacious living room accommodates full-size furnishings with ease, while sliding glass doors open to a private west-facing patio—perfect for enjoying the evening sun.

Upstairs, you'll find three generous bedrooms, including a primary retreat with a walk-in closet. The basement provides excellent storage or potential future living space, and the double attached garage offers everyday convenience. Built in 2003, Newport Landing is renowned for its low condo fees, attractive landscaping, and exceptional location—steps from shopping, restaurants, transit, and major routes including Country Hills Boulevard, 14th Street, Deerfoot Trail, and Beddington Trail.

Residents enjoy exclusive access to nearby lakes, scenic fountains, and walking pathways, with Vivo Rec Centre, movie theatres, and



Calgary International Airport only minutes away. Offering both lifestyle and location, this move-in-ready home is a fantastic choice for first-time buyers, downsizers, or investors.

Built in 2003

Essential Information

MLS® #	A2248253
Price	\$350,000
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,200
Acres	0.04
Year Built	2003
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

Community Information

Address	47 Country Village Circle Ne
Subdivision	Country Hills Village
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3K 5X3

Amenities

Amenities	Playground
Parking Spaces	2
Parking	Parking Pad, Single Garage Attached
# of Garages	1

Interior

Interior Features	No Smoking Home, See Remarks
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator,

	Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Other
Lot Description	See Remarks
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 22nd, 2025
Days on Market	26
Zoning	DC

Listing Details

Listing Office	Royal LePage Solutions
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