

# \$485,999 - 96 Country Hills Cove Nw, Calgary

MLS® #A2208075

**\$485,999**

3 Bedroom, 3.00 Bathroom, 1,366 sqft  
Residential on 0.05 Acres

Country Hills, Calgary, Alberta

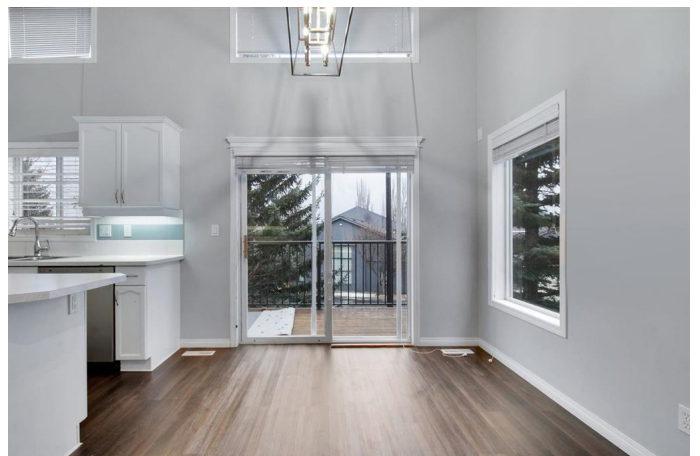
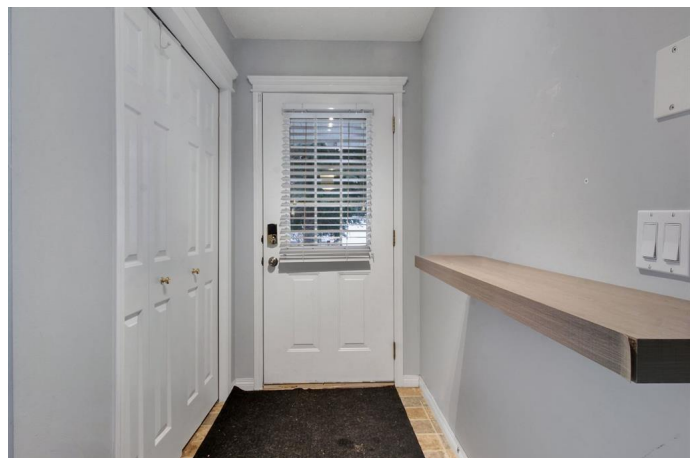
Move-In Ready End Unit Townhome with  
Walk-Out Basement in Country Hills Cove!

Welcome to this bright and spacious  
3-bedroom, 2.5-bathroom end-unit townhome  
with a fully finished walk-out basement,  
located in the sought-after, family-friendly  
community of Country Hills Cove.

This home offers over 1,300 sq. ft. of  
comfortable living space and is nestled in a  
quiet, mature neighbourhood—just steps from  
a football field, daycares, and surrounded by  
convenient amenities including T&T  
Supermarket, restaurants, and local shops.  
Enjoy easy access to Deerfoot Trail, 14th  
Street, and the Calgary International Airport,  
plus scenic views of downtown from 2 of the  
bedrooms.

Main Features:

Chef-Inspired Kitchen with soaring ceilings,  
large windows, a walk-in corner pantry, ample  
counter space, and TWO gas  
burners—perfect for home cooks who love to  
entertain. Private Deck off the kitchen—ideal  
for BBQs and outdoor dining. Bright  
Upper-Level Living Room with stylish laminate  
hardwood flooring and tons of natural light.  
Â Â Upper levelÂ boast a Spacious Master  
Bedroom with a 5-piece ensuite and a  
generous closet. Two Additional Bedrooms on  
the same level, ideal for kids, guests, or a  
home office.



Â Â Fully Finished Walk-Out Basement with a cozy family room and direct access to your private backyardâ€”perfect for family fun or relaxing evenings

Enjoy the calm of a quiet street while still being close to everything you need. With great walkability, public transit access, and nearby green spaces, this home checks all the boxes for families, first-time buyers, or anyone looking to upsize into a welcoming community.

Donâ€™t miss your chance to own this fantastic end-unit in Country Hillsâ€”book your private showing today!

Built in 1999

### Essential Information

MLS® #	A2208075
Price	\$485,999
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,366
Acres	0.05
Year Built	1999
Type	Residential
Sub-Type	Row/Townhouse
Style	4 Level Split
Status	Active

### Community Information

Address	96 Country Hills Cove Nw
Subdivision	Country Hills
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3K5G8

## Amenities

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

## Interior

Interior Features	Separate Entrance
Appliances	Dishwasher, Dryer, Garage Control(s), Microwave, Microwave Hood Fan, Oven, Refrigerator, Washer, Window Coverings, Built-In Electric Range
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Balcony
Lot Description	Back Yard, Lawn
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	April 2nd, 2025
Days on Market	3
Zoning	M-C1

## Listing Details

Listing Office	eXp 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.