

# \$499,000 - 13 Country Hills Drive Nw, Calgary

MLS® #A2241247

**\$499,000**

3 Bedroom, 2.00 Bathroom, 880 sqft

Residential on 0.07 Acres

Country Hills, Calgary, Alberta

Welcome to this well-maintained and move-in-ready bi-level home in the established community of Country Hills. Offering over 1,470 sq. ft. of developed living space, this bright and functional home is perfect for families, first-time buyers, or investors seeking comfort and location. The main level features updated laminate flooring, large windows that flood the home with natural light, and an efficient layout that maximizes every inch. The renovated kitchen offers granite countertops, stainless steel appliances, modern cabinetry with horizontal uppers, and generous counter space—ideal for cooking and hosting. Two bedrooms and a full 4-piece bathroom complete the upper floor. The fully developed lower level includes a spacious family room with a cozy gas fireplace, a third bedroom, a 3-piece bathroom, and plush carpeted flooring throughout. Step outside to enjoy the sunny southwest-facing composite deck, perfect for relaxing or entertaining. The landscaped backyard leads to a detached double garage offering ample storage and workspace. Major updates include a new roof and siding (2025) with transferable warranties, offering peace of mind for years to come. Located close to shopping, restaurants, entertainment, and transit, this home delivers excellent value in a convenient location. Book your private showing today!



Built in 1996

### Essential Information

MLS® #	A2241247
Price	\$499,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	880
Acres	0.07
Year Built	1996
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

### Community Information

Address	13 Country Hills Drive Nw
Subdivision	Country Hills
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3K4S5

### Amenities

Parking Spaces	2
Parking	Alley Access, Double Garage Detached
# of Garages	2

### Interior

Interior Features	Granite Counters
Appliances	Dishwasher, Electric Stove, Microwave, Range Hood, Refrigerator
Heating	Forced Air

Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Other
Lot Description	Back Lane, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	July 18th, 2025
Zoning	R-CG

## Listing Details

Listing Office	2% Realty
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