

# \$525,000 - 87 Country Hills Drive Nw, Calgary

MLS® #A2231893

**\$525,000**

4 Bedroom, 2.00 Bathroom, 872 sqft

Residential on 0.07 Acres

Country Hills, Calgary, Alberta

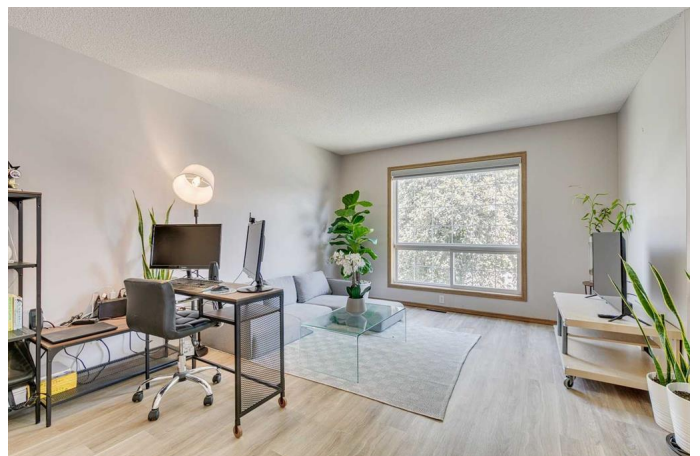
Welcome to this inviting and well-cared-for home that blends comfort, style, and versatility. The main floor features two generously sized bedrooms, a bright living room with a large front window that fills the space with natural light, a functional kitchen and dining area, and a full 4-piece bathroom. Fresh neutral tones, new luxury vinyl plank flooring, and updated window coverings throughout create a modern and welcoming atmosphere. The basement includes an illegal suite with two additional bedrooms, a kitchenette, shared laundry, and a 4-piece bathroom offering flexible living space for extended family or guests. Recent updates include a new roof, new siding, new flooring, and new window coverings, providing peace of mind and added value. Outside, you'll find a lovely backyard with a garden and a convenient parking pad. Ideally located within walking distance to schools and the Country Hills Golf Club, and offering quick access to both Stoney Trail and Deerfoot Trail, this home combines everyday convenience with great potential—perfect for homeowners or investors alike.

Built in 1997

## Essential Information

MLS® # A2231893

Price \$525,000



Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	872
Acres	0.07
Year Built	1997
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	87 Country Hills Drive Nw
Subdivision	Country Hills
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3K 4S3

### Amenities

Parking Spaces	2
Parking	Parking Pad

### Interior

Interior Features	Built-in Features, Closet Organizers
Appliances	Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full, Suite

### Exterior

Exterior Features	Garden
Lot Description	Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	June 17th, 2025
Days on Market	1
Zoning	R-CG

### **Listing Details**

Listing Office	RE/MAX First
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