



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**16 COUNTRY VILLAGE Bay #207, Calgary T3K 5Y9**

MLS® #: **A2135088**      Area: **Country Hills Village**      Listing Date: **05/24/24**      List Price: **\$350,000**  
 Status: **Active**      County: **Calgary**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Apartment**  
 City/Town: **Calgary**  
 Year Built: **2003**

Lot Information

Lot Sz Ar:  
 Lot Shape:

Access:  
 Lot Feat:  
 Park Feat:

Finished Floor Area  
 Abv Sqft: **844**  
 Low Sqft:  
 Ttl Sqft: **844**

**Underground**

DOM

**32**  
Layout  
 Beds: **2 (2 )**  
 Baths: **2.0 (2 0)**  
 Style: **Low-Rise(1-4)**

Parking

Ttl Park: **1**  
 Garage Sz:

Utilities and Features

Roof:  
 Heating: **Baseboard**  
 Sewer:  
 Ext Feat: **Balcony**

Construction: **Concrete,Stone,Vinyl Siding**  
 Flooring: **Carpet,Ceramic Tile**  
 Water Source:  
 Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Refrigerator,Washer**  
 Int Feat: **See Remarks**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Bedroom	Main	9`7" x 10`3"	4pc Bathroom	Main	8`7" x 4`11"
4pc Ensuite bath	Main	4`11" x 7`8"	Bedroom - Primary	Main	10`8" x 10`11"
Living Room	Main	11`10" x 14`0"	Dining Room	Main	11`5" x 9`11"
Kitchen	Main	9`1" x 11`2"			

Legal/Tax/Financial

Condo Fee: **\$601**      Title: **Fee Simple**      Zoning: **DC (pre 1P2007)**

Legal Desc: 0410316

Fee Freq:  
Monthly

Remarks

Pub Rmks: **Welcome to this very pleasant condo home located in the quiet neighborhood of Country Hills Village. This sought-after condo is a haven for both investors and first-time buyers, offering a blend of luxury and convenience. The primary bedroom is large and has a large walk-through closet with organizers to a full 4-piece ensuite! Plus, enjoy an underground parkade. Its also near school, Sobeyes, Superstore, and other groceries and restaurants, very close to Vivo recreational center, movie theatre, etc. This location offers both tranquility and convenience. Plus, T&T Supermarket is just 10 minutes away, and the airport in 20 minute drive. Don't miss this opportunity and call your realtor to book a showing TODAY!~**

Inclusions: N/A  
Property Listed By: Grand Realty

**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**







