



THE
A-TEAM

**RE/MAX
FIRST**

156 COUNTRY VILLAGE Circle #403, Calgary T3K 0E5

MLS® #: **A2146695** Area: **Country Hills Village** Listing Date: **07/04/24** List Price: **\$349,900**
 Status: **Active** County: **Calgary** Change: **-\$6k, 09-Aug** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Apartment**
 City/Town: **Calgary**
 Year Built: **2009**

Lot Information

Lot Sz Ar:
 Lot Shape:

Access:
 Lot Feat:
 Park Feat:

Finished Floor Area
 Abv Sqft: **849**
 Low Sqft:
 Ttl Sqft: **849**

Parkade, Parking Pad, Stall, Underground

DOM

74
Layout
 Beds: **2 (2)**
 Baths: **2.0 (2 0)**
 Style: **Apartment**

Parking

Ttl Park: **2**
 Garage Sz:

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Baseboard, Boiler, Hot Water**
 Sewer:
 Ext Feat: **Balcony, BBQ gas line, Storage**

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

Kitchen Appl: **Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings**
 Int Feat: **High Ceilings, Kitchen Island, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Vinyl Windows, Walk-In Closet(s), Wired for Data**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living Room	Main	12`7" x 11`8"	Kitchen With Eating Area	Main	10`9" x 10`0"
Bedroom - Primary	Main	10`9" x 10`3"	Bedroom	Main	11`2" x 9`11"
3pc Ensuite bath	Main	6`10" x 8`4"	4pc Bathroom	Main	7`10" x 8`8"
Laundry	Main	6`1" x 4`10"	Balcony	Main	5`8" x 12`1"
Walk-In Closet	Main	5`4" x 8`4"			

Legal/Tax/Financial

Condo Fee:
\$501

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
DC (pre 1P2007)

Legal Desc: **0911015**

Remarks

Pub Rmks: **Welcome to Unit #403, TOP FLOOR well maintained 2 bedroom and 2 full bathroom apartment at 156 Country Village Circle NE. This beautiful and very functional condo offers open floor plan with 9-foot ceilings, conveniently positioned bedrooms on the opposite side of the suite, central kitchen with an island and eat in area and huge living room with sliding doors to the balcony with a lake view. Master bedroom comes with and 3-piece ensuite and a walk-in closet. Second bedroom is also very spacious. Main 4 pc bathroom and laundry room with plenty of storage space complete this condo. Also included are 2 Titled Parking Stalls (1underground and 1 on the surface), separate storage locker and plenty of visitor parking. This unit has been recently painted throughout and is equipped with high-speed fiber optic WIFI connection, newer electric stove and dryer. This building backs onto a like that has walk and bike paths all around. Excellent location close to school, Sobeyes, Superstore, and other groceries and restaurants, very close to Vivo recreational center, movie theatre etc. Plus, T&T Supermarket is just 10 minutes away, and the airport in 20-minute drive.**

Inclusions: **None**
Property Listed By: **IQ Real Estate Inc.**

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













