

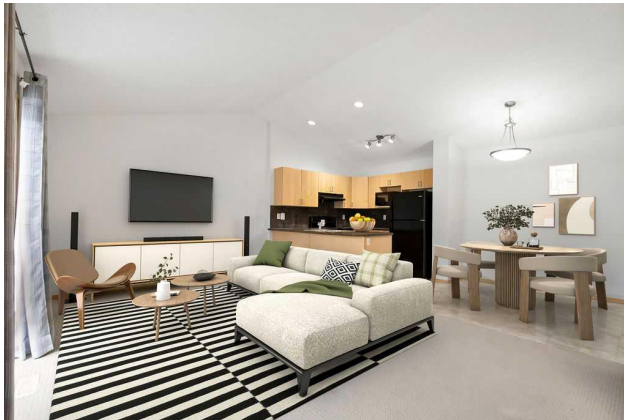


THE
A-TEAM

**RE/MAX
FIRST**

84 COUNTRY VILLAGE Circle, Calgary T3K 6E2

MLS®#: **A2147377** Area: **Country Hills Village** Listing Date: **07/05/24** List Price: **\$429,000**
Status: **Active** County: **Calgary** Change: **-\$8k, 31-Aug** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Row/Townhouse**
City/Town: **Calgary** Finished Floor Area
Year Built: **2004** Abv Sqft: **1,168**
Low Sqft:
Ttl Sqft: **1,168**
Lot Information
Lot Sz Ar: **1,446 sqft**
Lot Shape: **9.42 X 14.27 M**

DOM

73
Layout
Beds: **2 (2)**
Baths: **1.5 (1 1)**
Style: **2 Storey,Side by Side**

Access:
Lot Feat: **Low Maintenance Landscape**
Park Feat: **Double Garage Attached,Guest,Other**

Parking

Ttl Park: **2**
Garage Sz: **2**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Wood Frame**
Heating: **Forced Air,Natural Gas** Flooring: **Carpet,Laminate,Linoleum**
Sewer: Ext Feat: **Balcony,Private Entrance** Water Source:
Fnd/Bsmt: **Slab**
Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Garage Control(s),Microwave,Refrigerator,Washer**
Int Feat: **Ceiling Fan(s),Open Floorplan,Storage,Vaulted Ceiling(s),Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Upper	8`5" x 8`10"	Living Room	Upper	11`2" x 16`11"
Dining Room	Upper	8`0" x 8`10"	Bedroom - Primary	Upper	13`8" x 10`10"
4pc Bathroom	Upper	8`5" x 4`11"	Bedroom	Main	9`5" x 13`0"
2pc Bathroom	Main	6`10" x 6`3"			

Legal/Tax/Financial

Condo Fee: Title: Zoning:

\$381

Fee Simple

DC (pre 1P2007)

Fee Freq:

Monthly

Legal Desc: **0510145**

Remarks

Pub Rmks: **Welcome to Newport Landing, move-in ready! With amazing views, and wonderful walking paths, this like new townhouse has a modern open concept, vaulted ceiling and a bright (west facing) living space. Enjoy two bedrooms, one on the lower level and the second upstairs just off the living room. If garage space and toys are important to you, you can't go wrong with this DOUBLE GARAGE with a storage room!**

Inclusions: **none**
Property Listed By: **Avenue Home Realty Inc.**

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