



THE A-TEAM

RE/MAX FIRST

156 COUNTRY VILLAGE Circle #207, Calgary T3K0E5

MLS® #: A2160064 Area: Country Hills Village Listing Date: 08/23/24 List Price: \$375,000
Status: Pending County: Calgary Change: None Association: Fort McMurray



General Information

Prop Type: Residential
Sub Type: Apartment
City/Town: Calgary
Year Built: 2008
Lot Information
Lot Sz Ar:
Lot Shape:

Finished Floor Area
Abv Sqft: 916
Low Sqft:
Ttl Sqft: 916

DOM
26
Layout
Beds: 2 (2)
Baths: 2.0 (2 0)
Style: Apartment

Access:
Lot Feat:
Park Feat: Underground

Parking
Ttl Park: 1
Garage Sz:

Utilities and Features

Roof: Asphalt Shingle
Heating: Baseboard, Natural Gas, Radiant
Sewer:
Ext Feat: Balcony
Construction: Stucco, Wood Frame
Flooring: Carpet, Linoleum
Water Source:
Fnd/Bsmt:
Kitchen Appl: Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings
Int Feat: Closet Organizers, Granite Counters, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Walk-In Closet(s)
Utilities:

Room Information

Table with 6 columns: Room, Level, Dimensions, Room, Level, Dimensions. Lists rooms like Entrance, Pantry, Living Room, 4pc Bathroom, 3pc Ensuite bath, Laundry, Kitchen, Dining Room, Balcony, Bedroom - Primary, Bedroom, Office with their respective levels and dimensions.

Legal/Tax/Financial

Condo Fee:  
**\$501**

Title:  
**Fee Simple**  
Fee Freq:  
**Monthly**

Zoning:  
**DC (pre 1P2007)**

Legal Desc: **0911015**

Remarks

Pub Rmks: **WOW!! First time to market. This exceptional POND VIEW condo features 2 bedrooms 2 full bathrooms, in suite laundry underground titled parking and storage . The unit boasts a spacious open living area with lots of natural light and POND views from every window. Kitchen features plenty of cabinets, granite countertops and kitchen island. Bedrooms and bathrooms are separated by the living area making this a very function space in one of the largest units in the complex. This location offers both tranquility and convenience being close to school, Sobeys, 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. Exceptional opportunity for convenience and lifestyle choice.**

Inclusions: **none**  
Property Listed By: **eXp Realty**

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













