



THE
A-TEAM

**RE/MAX
FIRST**

156 COUNTRY VILLAGE Circle #401, Calgary T3K 0E5

MLS® #: **A2160615** Area: **Country Hills Village** Listing Date: **08/28/24** List Price: **\$349,900**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

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

Finished Floor Area
 Abv Sqft: **939**
 Low Sqft:
 Ttl Sqft: **939**

DOM

86
Layout
 Beds: **2 (2)**
 Baths: **2.0 (2 0)**
 Style: **Low-Rise(1-4)**

Lot Information

Lot Sz Ar:
 Lot Shape:

Parking

Ttl Park: **1**
 Garage Sz:

Access:

Lot Feat:
 Park Feat: **Stall,Underground**

Utilities and Features

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

Construction: **Vinyl Siding,Wood Frame**
 Flooring: **Carpet,Tile**
 Water Source:
 Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Microwave Hood Fan,Refrigerator,Washer,Window Coverings**
 Int Feat: **High Ceilings,Open Floorplan,Pantry,Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	13`4" x 9`5"	Dining Room	Main	8`4" x 7`0"
Kitchen	Main	10`7" x 9`2"	Den	Main	4`10" x 3`0"
Bedroom - Primary	Main	13`2" x 11`3"	Bedroom	Main	12`7" x 10`0"
4pc Ensuite bath	Main	0`0" x 0`0"	3pc Bathroom	Main	0`0" x 0`0"

Legal/Tax/Financial

Condo Fee: **\$533** Title: **Fee Simple** Zoning: **DC (pre 1P2007)**

Fee Freq:
Monthly

Legal Desc: **0911015**

Remarks

Pub Rmks: **Welcome to this stunning 913 sq.ft. top-floor unit, featuring 2 bedrooms, 2 bathrooms, a titled heated underground parking spot, and an assigned storage unit. This home offers unparalleled comfort and convenience, with breathtaking views right across from the pond. Step inside to experience the airy 9-foot ceilings and an open concept layout that seamlessly combines the kitchen, dining, and living areas. The southeast-facing living room is filled with natural light and opens onto a spacious balcony, your perfect private escape with a gas hookup for easy BBQing. The primary bedroom boasts a generous walk-through closet leading to a 3 piece ensuite, while an additional 4-piece bath offers even more convenience. The in suite laundry room provides ample space for storage and shelving. A cozy den with a built in desk makes working from home a breeze. This unit also includes a titled underground parking stall (#405) and a secure storage unit (#229 assigned) conveniently located on the same floor. The well-managed, clean, and quiet complex is pet-friendly, welcoming one pet with board approval. Enjoy the convenience of being close to the VIVO Center, Notre Dame High School, SuperStore, Home Depot, Canadian Tire, and easy access to Deerfoot and Stoney Trail for seamless travel across the city. This property is perfect for first-time buyers or investors! Don't miss out on this exceptional opportunity schedule your private showing today!**

Inclusions: **None**
Property Listed By: **2% Realty**

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









