

**151 COUNTRY VILLAGE Road #1305, Calgary T3K 5X5**

MLS® #: **A2160994** Area: **Country Hills Village** Listing Date: **08/29/24** List Price: **\$430,000**  
 Status: **Active** County: **Calgary** Change: **-\$10k, 01-Oct** Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Apartment**  
 City/Town: **Calgary**  
 Year Built: **2004**

Lot Information

Lot Sz Ar:  
 Lot Shape:

Access:

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

Finished Floor Area

Abv Sqft: **1,067**  
 Low Sqft:  
 Ttl Sqft: **1,067**

DOM

**123**  
Layout  
 Beds: **2 (2 )**  
 Baths: **2.0 (2 0)**  
 Style: **Apartment**

Parking

Ttl Park: **1**  
 Garage Sz: **1**

Utilities and Features

Roof:  
 Heating: **Baseboard,Hot Water**  
 Sewer:  
 Ext Feat: **Balcony,Courtyard**

Construction: **Brick,Vinyl Siding,Wood Frame**  
 Flooring: **Ceramic Tile,Laminate,Linoleum**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Freezer,Microwave Hood Fan,Refrigerator,Washer,Window Coverings**  
 Int Feat: **Granite Counters,No Animal Home,No Smoking Home**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>Living Room</b>	<b>Main</b>	<b>12`5" x 11`9"</b>	<b>Dining Room</b>	<b>Main</b>	<b>11`3" x 9`11"</b>
<b>Kitchen With Eating Area</b>	<b>Main</b>	<b>11`7" x 10`10"</b>	<b>Bedroom - Primary</b>	<b>Main</b>	<b>13`9" x 11`9"</b>
<b>Bedroom</b>	<b>Main</b>	<b>11`11" x 10`3"</b>	<b>Laundry</b>	<b>Main</b>	<b>7`6" x 5`7"</b>
<b>3pc Bathroom</b>	<b>Main</b>	<b>8`0" x 7`7"</b>	<b>4pc Ensuite bath</b>	<b>Main</b>	<b>8`3" x 8`1"</b>

Legal/Tax/Financial

Condo Fee: Title: Zoning:

\$710

Fee Simple  
Fee Freq:  
Monthly

DC (pre 1P2007)

Legal Desc: 0312126

Remarks

Pub Rmks: **Welcome to adult living at it's finest. This unit, offered by the original owner is in immaculate, move in ready condition. Features include large front entry, in suite laundry and storage. Bright kitchen with white appliances, lots of cupboards and granite counters. Generous eating area, bright living room with cozy electric fireplace, large windows and access to private balcony. The spacious master bedroom offers 2 closets, ensuite with soaker tub, stand alone shower and large vanity. The generous second bedroom has access to main 3 pc. bathroom. This unit has central air conditioning and a nice combination of laminate, lino and ceramic tile flooring. This building has so much to offer. Just a few of these amenities are indoor pool & hot tub, movie theater, exercise room, library, bowling alley, guest suites on each floor, workshop and many more features. This unit comes with 1 titled parking stall and storage unit. Other stalls are available for rent. Minutes to the airport, shopping, transit, pathways and restaurants. Condo fee includes everything but telephone and internet. Please note the condo fee for this unit will remain the same in 2025. This is truly a must view property.**

Inclusions: N/A  
Property Listed By: RE/MAX Real Estate (Mountain View)

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





















