



THE A-TEAM

RE/MAX FIRST

8 COUNTRY VILLAGE Bay #205, Calgary T3K 5J7

MLS® #: A2161174 Area: Country Hills Village Listing: 08/28/24 List Price: \$385,000
Status: Active County: Calgary Change: -\$10k, 18-Sep Association: Fort McMurray



General Information

Prop Type: Residential
Sub Type: Apartment
City/Town: Calgary
Year Built: 2001
Finished Floor Area: 1,051
Low Sqft: 1,051
Ttl Sqft: 1,051
Access:
Lot Feat:
Park Feat: Heated Garage, Parkade, Secured, Titled, Underground

DOM

21
Layout
Beds: 2 (2)
Baths: 2.0 (2.0)
Style: Low-Rise(1-4)
Parking
Ttl Park: 1
Garage Sz:

Utilities and Features

Roof: Asphalt Shingle
Heating: Baseboard, Natural Gas
Sewer:
Ext Feat: Balcony, Lighting
Construction: Brick, Vinyl Siding, Wood Frame
Flooring: Carpet, Laminate
Water Source:
Fnd/Bsmt:
Kitchen Appl: Dishwasher, Dryer, Electric Stove, Microwave, Refrigerator, Washer, Window Coverings
Int Feat: No Smoking Home, Open Floorplan, See Remarks, Storage, Walk-In Closet(s)
Utilities:

Room Information

Table with 6 columns: Room, Level, Dimensions, Room, Level, Dimensions. Rows include 3pc Ensuite bath, Bedroom, Kitchen, Living Room, 4pc Bathroom, Dining Room, Laundry, and Bedroom - Primary.

Legal/Tax/Financial

Condo Fee: \$631 Title: Fee Simple Zoning: DC (pre 1P2007)

Fee Freq:  
**Monthly**

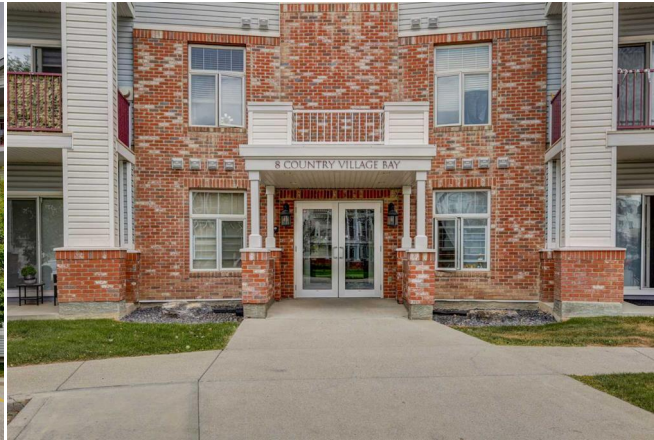
Legal Desc: **0112583**

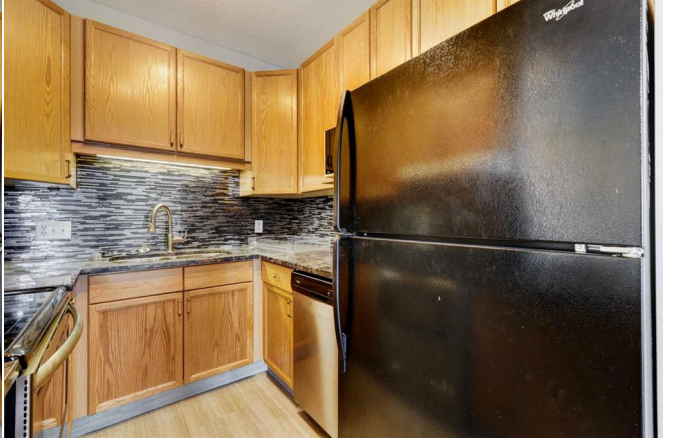
Remarks

Pub Rmks: **"Stunning 55+ Condo with Spectacular Views at Edgewater at Newport!" Welcome to Edgewater at Newport, located in the vibrant community of Country Hills Village. This 55+ building offers a perfect blend of convenience and comfort, with easy access to various shops, cafes, sports facilities, and entertainment options—all nestled around a scenic lake and pathways. This beautifully designed condo offers 2 spacious bedrooms and 2 full bathrooms. The open-concept layout allows natural light to fill the bedrooms and living area through large windows. The unit includes in-suite laundry, 9-foot ceilings, and a west-facing balcony with one of the best views in the complex. Residents can enjoy excellent recreational amenities such as a library, a pool table, and a kitchen area. Perfect for entertaining! The condo also features secured titled underground parking, in-suite, and separate storage, and has been recently updated with fresh paint and brand-new flooring. This condo is truly move-in ready. Don't miss the chance to make this stunning unit your new home. Schedule a viewing today!**

Inclusions: n/a  
Property Listed By: **CIR Realty**

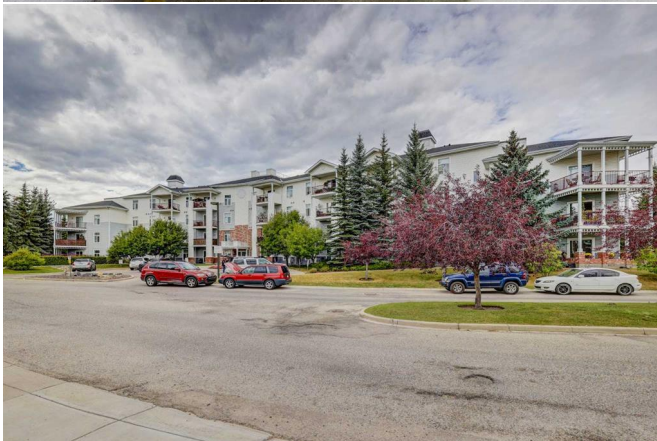
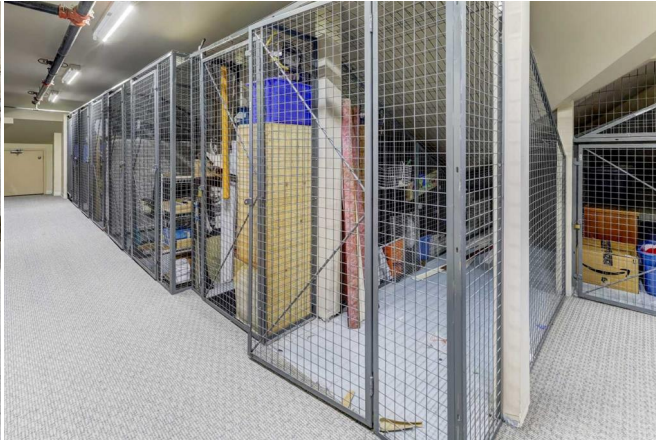
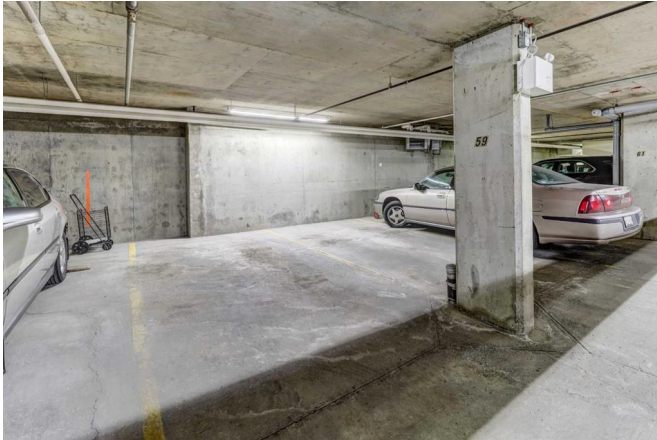
**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**











205-8 Country Village Bay NE, Calgary, AB

Main Floor - Interior Area 1031.70 sq ft



PREPARED: 2024/05/23

White regions are excluded from total floor area in I/O/DE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.