



THE
A-TEAM

**RE/MAX
FIRST**

17 COUNTRY VILLAGE Bay #1405, Calgary T3K 5Z1

MLS® #: **A2163147** Area: **Country Hills Village** Listing Date: **09/05/24** List Price: **\$349,900**
 Status: **Pending** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Apartment**
 City/Town: **Calgary**
 Year Built: **2003**

Lot Information

Lot Sz Ar:
 Lot Shape:

Access:

Lot Feat:

Park Feat:

Titled, Underground

Finished Floor Area

Abv Sqft: **838**
 Low Sqft:
 Ttl Sqft: **838**

DOM

13

Layout

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

Parking

Ttl Park: **1**
 Garage Sz:

Utilities and Features

Roof:
 Heating: **Baseboard, Natural Gas**
 Sewer:
 Ext Feat: **Balcony**

Construction: **Stone, Vinyl Siding, Wood Frame**
 Flooring: **Ceramic Tile, Hardwood**
 Water Source:
 Fnd/Bsmt:

Kitchen Appl: **Dishwasher, Electric Oven, Microwave, Range Hood, Refrigerator, Washer/Dryer**
 Int Feat: **Open Floorplan, Storage, Track Lighting, Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Bedroom - Primary	Main	10`8" x 11`0"	4pc Ensuite bath	Main	7`8" x 4`11"
Dining Room	Main	7`11" x 11`4"	4pc Bathroom	Main	8`6" x 4`11"
Balcony	Main	14`1" x 8`3"	Bedroom	Main	10`2" x 9`10"
Kitchen	Main	9`2" x 11`7"	Living Room	Main	10`2" x 11`7"
Laundry	Main	4`0" x 7`11"			

Legal/Tax/Financial

Condo Fee:
\$662

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
DC (pre 1P2007)

Legal Desc: **0312332**

Remarks

Pub Rmks: **Gorgeous TOP quiet Floor Unit with spectacular and unobstructed City & Downtown Views! Face to the south offers to a lot of daylight. Walnut hardwood flooring and ceramic tile throughout. Open Kitchen, nice size living room, Patio doors to the balcony (stunning views) and the dining area. Master Bedroom has a walk through closet, full ensuite and view of downtown, Second bedroom is a good size and has that amazing View, it's on the opposite side of the apartment from the Master (for privacy) and right beside the main bath. In suite laundry/storage area. Big Balcony with a beautiful view, gas line for a BBQ. Titled underground parking with a large extra storage room. Great location walking distance to all amenities including: restaurants, shopping, transportation, Cardel Place, Public Library, Theatre, Tim Hortons. Walking 2 minutes to the bus station and the express bus to downtown. It will only take you 15 minutes to downtown in rush hours. Walking 10 minutes to VIVO center, 301 station and Landmark theatre. Easy access to the Airport, Deerfoot Trail and Country Hills Blvd.**

Inclusions: **None**
Property Listed By: **Grand Realty**

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





