



THE
A-TEAM

**RE/MAX
FIRST**

17 COUNTRY VILLAGE Bay #1407, Calgary T3K 5Z3

MLS® #: **A2163474** Area: **Country Hills Village** Listing Date: **09/07/24** List Price: **\$236,500**
 Status: **Active** County: **Calgary** Change: **-\$6k, 03-Nov** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Apartment**
 City/Town: **Calgary**
 Year Built: **2003**
Lot Information
 Lot Sz Ar:
 Lot Shape:

Finished Floor Area
 Abv Sqft: **559**
 Low Sqft:
 Ttl Sqft: **559**

DOM

74
Layout
 Beds: **1 (1)**
 Baths: **1.0 (1 0)**
 Style: **Apartment**

Parking

Ttl Park: **1**
 Garage Sz:

Access:
 Lot Feat:
 Park Feat: **Outside,Stall**

Utilities and Features

Roof:
 Heating: **Baseboard**
 Sewer:
 Ext Feat: **Balcony,BBQ gas line**
 Construction: **Brick,Vinyl Siding,Wood Frame**
 Flooring: **Vinyl Plank**
 Water Source:
 Fnd/Bsmt:
 Kitchen Appl: **Dishwasher,Electric Range,Range Hood,Refrigerator,Washer/Dryer Stacked,Window Coverings**
 Int Feat: **Ceiling Fan(s),No Smoking Home,Vinyl Windows**
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Kitchen	Main	11`4" x 8`1"	Living Room	Main	11`4" x 7`10"
Bedroom - Primary	Main	11`6" x 12`0"	Den	Main	11`7" x 11`10"
4pc Bathroom	Main	4`11" x 7`7"	Balcony	Main	23`8" x 8`2"

Legal/Tax/Financial

Condo Fee: Title: Zoning:

\$407

Fee Simple
Fee Freq:
Monthly

DC (pre 1P2007)

Legal Desc: 0312332

Remarks

Pub Rmks: **UNBEATABLE VALUE! Lake community top floor apartment! 1 bed 1 full bath plus HUGE DEN and in-unit washer/dryer. All utilities included and reasonable fees! Enjoy city and downtown VIEWS from the ENORMOUS SOUTH-FACING BALCONY. Recent BEAUTY TREATMENTS include fresh paint on walls and ceiling, digital thermostat, new toilet, refinished tub and tile, brand new vinyl plank flooring and new dishwasher. Washer 2023, Fridge 2023, upgraded double oven range with glass cook top. One outdoor parking stall (#4). Great shopping, restaurants and amenities all within walking distance. Schools and transit nearby. Don't wait on this one!**

Inclusions: N/A
Property Listed By: Royal LePage Benchmark

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









