

**9 COUNTRY VILLAGE Bay #207, Calgary T3K 5J8**

MLS®#: **A2171818**      Area: **Country Hills**      Listing Date: **10/10/24**      List Price: **\$325,800**  
 Status: **Active**      County: **Calgary**      Change: **-\$13k, 16-Nov**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Apartment**  
 City/Town: **Calgary**  
 Year Built: **2000**

Lot Information

Lot Sz Ar:  
 Lot Shape:

Access:

Lot Feat:  
 Park Feat: **Assigned,Stall**

Finished Floor Area

Abv Sqft: **1,056**  
 Low Sqft:  
 Ttl Sqft: **1,056**

DOM

**72**  
Layout  
 Beds: **2 (2 )**  
 Baths: **2.0 (2 0)**  
 Style: **Apartment**

Parking

Ttl Park: **1**  
 Garage Sz:

Utilities and Features

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

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

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Microwave,Refrigerator,Washer**  
 Int Feat: **Ceiling Fan(s),Closet Organizers,Open Floorplan,Quartz Counters**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	14`2" x 13`7"	Kitchen	Main	9`0" x 8`7"
Bedroom - Primary	Main	12`11" x 10`6"	Bedroom	Main	11`2" x 11`1"
3pc Ensuite bath	Main	9`10" x 6`1"	4pc Bathroom	Main	11`2" x 11`1"
Walk-In Closet	Main	5`6" x 5`3"			

Legal/Tax/Financial

Condo Fee: **\$591**      Title: **Fee Simple**      Zoning: **DC**

Fee Freq:  
**Monthly**

Legal Desc: **0011567**

Remarks

Pub Rmks: **Investment opportunity! Own this beautiful tenant-occupied condo with one of the largest floor plans in Country Hills Village! This NEWLY UPDATED second-floor condo offers 2 spacious bedrooms and 2 full bathrooms, with only one shared neighboring wall, ensuring privacy and tranquility. Upon entering, you walk into a HUGE open living and dining space with newly installed ceiling lights. Unit has been freshly painted making it serene and bright! Walk around the corner to the newly updated kitchen, with new quartz countertops, lighting and sink faucets. The bright living area features natural light that leads to a private balcony—perfect for relaxing during summer. The master bedroom includes a fully renovated HUGE ensuite - complete with new lighting, countertops, and toilet! The walk-in closet has ample storage, the large second bedroom is conveniently located near the additional 4-piece bathroom with upgraded counters, toilet and lights. Extra features include assigned indoor storage and assigned parking stall conveniently located. Situated in the well-established community of Country Hills, you'll be within walking distance of Sobeys, Superstore, scenic pathways, parks, restaurants, Landmark Cinema, schools, and public transportation. Pets are welcome with board approval. Don't miss out on this incredible opportunity—call today! Tenant contract ends April 30th 2025, buyer must assume tenancy until then.**

Inclusions: **N/A**  
Property Listed By: **2% Realty**

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

















