



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**17 COUNTRY VILLAGE Bay #1309, Calgary T3K 5Z3**

MLS®#: **A2173154** Area: **Country Hills Village** Listing **10/19/24** List Price: **\$319,500**  
Status: **Active** County: **Calgary** Change: **-\$9k, 11-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:

Access:

Lot Feat:

Park Feat:

Finished Floor Area  
Abv Sqft: **844**  
Low Sqft:  
Ttl Sqft: **844**

**Titled, Underground**

DOM

**33**

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**  
Sewer:  
Ext Feat: **Balcony**

Construction:  
**See Remarks**  
Flooring:  
**Carpet, Ceramic Tile, Laminate**  
Water Source:  
Fnd/Bsmt:  
**Poured Concrete**

Kitchen Appl: **Dishwasher, Dryer, Electric Range, Microwave, Refrigerator, Washer**  
Int Feat: **No Animal Home, No Smoking Home**  
Utilities:

Room Information

| Room                     | Level       | Dimensions            | Room                | Level       | Dimensions            |
|--------------------------|-------------|-----------------------|---------------------|-------------|-----------------------|
| <b>Kitchen</b>           | <b>Main</b> | <b>10`0" x 8`9"</b>   | <b>Living Room</b>  | <b>Main</b> | <b>14`11" x 11`0"</b> |
| <b>Dining Room</b>       | <b>Main</b> | <b>11`5" x 9`11"</b>  | <b>Laundry</b>      | <b>Main</b> | <b>7`7" x 3`9"</b>    |
| <b>Bedroom - Primary</b> | <b>Main</b> | <b>10`11" x 10`7"</b> | <b>Bedroom</b>      | <b>Main</b> | <b>12`2" x 10`2"</b>  |
| <b>4pc Ensuite bath</b>  | <b>Main</b> | <b>7`8" x 4`10"</b>   | <b>4pc Bathroom</b> | <b>Main</b> | <b>8`6" x 4`11"</b>   |
| <b>Walk-In Closet</b>    | <b>Main</b> | <b>7`1" x 4`2"</b>    | <b>Balcony</b>      | <b>Main</b> | <b>14`2" x 7`8"</b>   |

Legal/Tax/Financial

Condo Fee: **\$682** Title: **Fee Simple** Zoning: **DC**  
Fee Freq:

Monthly

Legal Desc: 0312332

Remarks

Pub Rmks: **Actively listed on AirBnB with a very high occupancy rate, this Condo Unit can be your home or a profitable investment. Urban Oasis in Country Hills Village: Your Gateway to Calgary Living. Discover the perfect blend of city convenience and suburban tranquility in this sun-soaked 2-bedroom, 2-bathroom condo. Step inside to find an intelligently designed open floor plan adorned with neutral décor, offering a blank canvas for your personal style. The functional layout maximizes every square foot, creating a space that's both inviting and efficient. Location is the star here. Enjoy unparalleled access to Calgary's major arteries with Deerfoot Trail and Stoney Trail mere minutes away. For daily conveniences, stroll to nearby groceries, catch the latest blockbuster at the local theater, or hop on a bus at one of the many nearby stops. Fitness enthusiasts will appreciate the proximity to the recreation center, perfect for maintaining an active lifestyle. After a day of exploring or commuting, retreat to your urban sanctuary. With one titled underground parking spot, you'll never worry about Calgary's unpredictable weather affecting your routine. This Country Hills Village gem offers the ideal combination of accessibility and comfort. Don't miss your chance to embrace the best of Calgary living - whether as your new home or as a lucrative investment property with proven AirBnB success. Your slice of Calgary's real estate market awaits!**

Inclusions:  
Property Listed By: **NA  
CIR Realty**

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





