



THE
A-TEAM

**RE/MAX
FIRST**

17 COUNTRY VILLAGE Bay #211, Calgary T3K 5Z3

MLS® #: **A2174479** Area: **Country Hills Village** Listing Date: **11/04/24** List Price: **\$295,000**
 Status: **Active** County: **Calgary** Change: **-\$5k, 11-Dec** 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:

Assigned, Titled, Underground

Finished Floor Area

Abv Sqft: **843**
 Low Sqft:
 Ttl Sqft: **843**

DOM

47
Layout
 Beds: **2 (2)**
 Baths: **1.0 (1 0)**
 Style: **Apartment**

Parking

Ttl Park: **2**
 Garage Sz:

Utilities and Features

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

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

Kitchen Appl: **Dishwasher, Dryer, Electric Stove, Garage Control(s), Refrigerator, Washer, Window Coverings**
 Int Feat: **Open Floorplan, See Remarks, Storage**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Main	9`1" x 7`9"	Dining Room	Main	11`5" x 10`0"
Living Room	Main	14`5" x 12`10"	Laundry	Main	6`1" x 5`4"
Balcony	Main	10`10" x 10`0"	Bedroom	Main	12`3" x 11`5"
Bedroom	Main	10`1" x 9`10"	4pc Bathroom	Main	8`9" x 4`11"

Legal/Tax/Financial

Condo Fee: **\$738** Title: **Fee Simple** Zoning: **DC**

Legal Desc:

0312332

Fee Freq:
Monthly

Remarks

Pub Rmks:

Welcome to #211, 17 Country Village Bay NE! This bright and inviting 2-bedroom, 1-bathroom condo spans 843 sq ft of open-concept living space, ideal for both relaxation and entertaining. The thoughtfully designed layout offers a spacious living area, complemented by large windows that bring in plenty of natural light. This unit also features the convenience of in-suite laundry and a rare parking setup: two parking stalls, perfect for multiple vehicles or guests. Nestled in the vibrant community of Country Hills, you'll enjoy close proximity to shopping centers, dining options, schools, and recreational amenities. With quick access to both Deerfoot and Stoney Trail, commuting around the city is a breeze. This move-in-ready condo has everything you need—schedule your viewing today and envision the possibilities!

Inclusions:

Portable Air Conditioning Unit

Property Listed By:

Real Broker

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





