



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**69 COUNTRY VILLAGE Manor #5210, Calgary T3K0L8**

MLS®#: **A2175654**      Area: **Country Hills Village**      Listing Date: **10/26/24**      List Price: **\$305,000**  
 Status: **Active**      County: **Calgary**      Change: **-\$14k, 21-Nov**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Apartment**  
 City/Town: **Calgary**  
 Year Built: **2008**

Lot Information

Lot Sz Ar:  
 Lot Shape:

Access:  
 Lot Feat:  
 Park Feat:

**Underground**

Finished Floor Area

Abv Sqft: **842**  
 Low Sqft:  
 Ttl Sqft: **842**

DOM

**27**  
Layout  
 Beds: **2 (2 )**  
 Baths: **2.0 (2 0)**  
 Style: **Low-Rise(1-4)**

Parking

Ttl Park: **1**  
 Garage Sz: **1**

Utilities and Features

Roof: **Asphalt Shingle**      Construction: **Vinyl Siding**  
 Heating: **Baseboard**      Flooring: **Carpet,Ceramic Tile**  
 Sewer:      Water Source:  
 Ext Feat: **Balcony,BBQ gas line**      Fnd/Bsmt:  
 Kitchen Appl: **Dishwasher,Electric Range,Microwave Hood Fan,Refrigerator,Washer/Dryer Stacked,Window Coverings**  
 Int Feat: **Granite Counters,No Animal Home,No Smoking Home,Open Floorplan**  
 Utilities:

Room Information

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

Legal/Tax/Financial

Condo Fee:  
**\$464**

Title:  
**Fee Simple**  
Fee Freq:  
**Monthly**

Zoning:  
**DC**

Legal Desc: **0811358**

Remarks

Pub Rmks: **This bright, quiet south-facing unit offers serene views of the picturesque lighthouse, blending modern upgrades with peaceful living in the heart of Country Hills Village. With two spacious bedrooms, two full bathrooms, and a versatile den, the layout is perfect for both comfortable living and working from home. Recent updates include fresh paint throughout the main bathroom and a new vanity installed in 2022. The kitchen shines with granite countertops, a breakfast bar, and upgraded stainless steel appliances, creating a sleek, functional space. The flooring has been upgraded with tiles, and 9 lbs underlay throughout provides superior insulation and a softer walk. The living room features new blinds and a screen, with Hunter Douglas blinds installed throughout the unit for enhanced comfort and privacy. This home also includes an underground parking stall with additional storage for added convenience. Residents enjoy access to a scenic lake and a variety of amenities, all within walking distance—shops, cafes, fitness center, and walking paths are just steps away, offering the perfect blend of nature and urban convenience. Move-in ready and meticulously maintained, this condo is ideal for first-time buyers, down-sizers, or investors looking for a turn-key opportunity.**

Inclusions:  
Property Listed By: **N/A**  
**The Real Estate District**

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









