



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**9 COUNTRY VILLAGE Bay #305, Calgary T3K 5J8**

MLS® #: **A2178079** Area: **Country Hills Village** Listing Date: **11/08/24** List Price: **\$314,900**  
Status: **Pending** County: **Calgary** Change: **None** 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**

Utilities and Features

DOM

**12**  
Layout  
Beds: **2 (2 )**  
Baths: **2.0 (2 0)**  
Style: **Low-Rise(1-4)**

Parking

Ttl Park: **1**  
Garage Sz:

Roof: **Asphalt Shingle**  
Heating: **Baseboard,Hot Water**  
Sewer:  
Ext Feat: **Balcony,Courtyard**

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

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Microwave Hood Fan,Refrigerator,Washer,Window Coverings**  
Int Feat: **Breakfast Bar,Built-in Features,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Storage,Walk-In Closet(s)**  
Utilities:

Room Information

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

Legal/Tax/Financial

Condo Fee: **\$496** Title: **Fee Simple** Zoning: **DC**  
Fee Freq: **Monthly**

Legal Desc:

0011567

Remarks

Pub Rmks:

**This bright and immaculate 2 bed, 2 full bath condo located in the "Newport Sound" building welcomes you with an open floor plan that consists of gorgeous laminate flooring and large windows running through-out making this home warm and bright. The open concept kitchen is a chef's delight with custom white cabinets, tiled backsplashes and a large breakfast bar. The huge living room leads into a big south facing balcony where you can relax while bathing in the sun all day. The primary bedroom offers a convenient walk-thru closet leading to a 4pc ensuite with the 2nd bedroom located on the other side of the unit for maximum privacy. Completing this lovely condo is an additional 4pc bath, insuite laundry plus a large entrance and plenty of extra storage space. The condo comes with 1 parking stall and a separate storage locker. It is walking distance to schools, parks, pathways around the Pond, multiple restaurants, shops, Vivo Centre, Home Depot, Canadian Tire, Landmark Cinemas, City transit and easy access to main roadways. A beautiful condo in a beautiful country village community! A must see!!**

Inclusions:

None

Property Listed By:

2% Realty

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







