

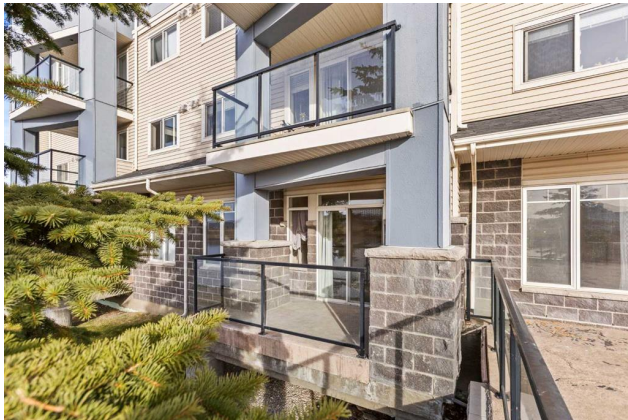


THE
A-TEAM

**RE/MAX
FIRST**

120 COUNTRY VILLAGE Circle #107, Calgary T3K 0E4

MLS® #: **A2179437** Area: **Country Hills Village** Listing Date: **11/15/24** List Price: **\$349,000**
 Status: **Active** County: **Calgary** Change: **None** 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: **849**
 Low Sqft:
 Ttl Sqft: **849**

DOM

36
Layout
 Beds: **2 (2)**
 Baths: **2.0 (2 0)**
 Style: **Low-Rise(1-4)**

Parking

Ttl Park: **1**
 Garage Sz:

Utilities and Features

Roof:
 Heating: **Baseboard**
 Sewer:
 Ext Feat: **Balcony, BBQ gas line**

Construction: **Brick, Composite Siding, Vinyl Siding, Wood Frame**
 Flooring: **Ceramic Tile, Vinyl**
 Water Source:
 Fnd/Bsmt:

Kitchen Appl: **Built-In Electric Range, Dishwasher, Electric Stove, Garage Control(s), Microwave, Refrigerator, Washer/Dryer**
 Int Feat: **Built-in Features, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
3pc Ensuite bath	Main	6`10" x 8`3"	4pc Bathroom	Main	7`8" x 8`9"
Bedroom	Main	11`2" x 9`10"	Kitchen	Main	8`1" x 10`3"
Living Room	Main	18`11" x 14`8"	Bedroom - Primary	Main	12`1" x 10`3"
Walk-In Closet	Main	5`8" x 8`5"			

Legal/Tax/Financial

Condo Fee: **\$522** Title: **Fee Simple** Zoning: **DC**

Fee Freq:
Monthly

Legal Desc: **0812823**

Remarks

Pub Rmks: **Your perfect oasis awaits. This gorgeous condo features 9 foot ceilings, upgraded luxury vinyl flooring, large bright windows with LAKE VIEWS from both bedrooms and your walk out balcony. Easy access walking/bike paths, a huge patio for entertaining and natural beauty are right outside your door. A property like this is rare to hit the market and ready for a new owner to take immediate possession. ***OPEN HOUSE this Saturday, November 16th 1-3 PM**

Inclusions:
Property Listed By: **none**
Royal LePage Solutions

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



