



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**603 COUNTRY VILLAGE Cape, Calgary T3K 6E1**

MLS®#: **A2179582**      Area: **Country Hills Village**      Listing Date: **11/15/24**      List Price: **\$429,900**  
 Status: **Active**      County: **Calgary**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Row/Townhouse**  
 City/Town: **Calgary**  
 Year Built: **2004**  
Lot Information  
 Lot Sz Ar: **1,097 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **1,175**  
 Low Sqft:  
 Ttl Sqft: **1,175**

DOM

**36**  
Layout  
 Beds: **2 (2 )**  
 Baths: **2.0 (2 0)**  
 Style: **2 Storey**

Parking

Ttl Park: **2**  
 Garage Sz: **2**

Access:  
 Lot Feat: **Fruit Trees/Shrub(s),Landscaped,Level**  
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Forced Air,Natural Gas**  
 Sewer:  
 Ext Feat: **Balcony**  
 Construction: **Vinyl Siding,Wood Frame,Wood Siding**  
 Flooring: **Carpet,Linoleum**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**  
 Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Garage Control(s),Range Hood,Refrigerator,Washer**  
 Int Feat: **Vaulted Ceiling(s)**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>Bedroom</b>	<b>Main</b>	<b>13`0" x 9`5"</b>	<b>Dining Room</b>	<b>Upper</b>	<b>7`10" x 6`4"</b>
<b>Family Room</b>	<b>Upper</b>	<b>16`8" x 10`11"</b>	<b>Kitchen</b>	<b>Upper</b>	<b>10`0" x 9`0"</b>
<b>Laundry</b>	<b>Main</b>	<b>3`5" x 3`0"</b>	<b>Bedroom - Primary</b>	<b>Upper</b>	<b>13`10" x 10`11"</b>
<b>3pc Ensuite bath</b>	<b>Main</b>		<b>4pc Bathroom</b>	<b>Main</b>	<b>0`0" x 0`0"</b>

Legal/Tax/Financial

Condo Fee:      Title:      Zoning:

\$379

Fee Simple  
Fee Freq:  
Monthly

DC

Legal Desc: 0510145

Remarks

Pub Rmks: **\*\*EXCELLENT LOCATION\*\*JUST MOVE IN!\*\*TWO BEDROOMS\*\*TWO BATHS\*\*ATTACHED DOUBLE CAR GARAGE\*\*QUICK POSSESSION\*\* A great end unit in the quiet part of the condo complex and glows with pride of ownership - new carpets and fresh paint! Decorated in neutral colors and radiant with plenty of natural light throughout the day!! The main floor of this terrific unit has an inviting foyer, a double insulated garage with a separate storage room, a laundry area with a newer stacked washer/dryer, and a large primary main floor bedroom with a private ensuite bathroom. The upper level has a large living room with soaring vaulted ceilings and patio doors leading out to a spacious deck covered with vinyl decking. You'll also find an open-style kitchen with newer appliances, a peninsula island, and a nook area. Both living/kitchen areas have high ceilings and upgraded fixtures, and the remainder of the home is upgraded with carpeting. The upper Primary bedroom has a walk-in closet and a secondary door to the main bath. Nicely located in the center of the pond community and very close to all amenities: CBE and Catholic schools, Transit, Tim Hortons, Stoney Trail, medical, Hotel, Movie theater, Shopping, Parks, dog parks, daycare, and playgrounds. Don't miss this opportunity. Call your friendly REALTOR(R) to book your viewing right away!**

Inclusions: N/A  
Property Listed By: Jayman Realty Inc.

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

603 COUNTRY VILLAGE CAPE NE  
RESIDENTIAL DEVELOPMENT - CROWN PT.  
MAIN LEVEL (AG) - 361.61 Sq Ft / 128.59 m<sup>2</sup>  
MAIN LEVEL UNDEVELOPED (AG) - 100.85 Sq Ft / 9.37 m<sup>2</sup>  
UPPER LEVEL (AG) - 713.31 Sq Ft / 182.27 m<sup>2</sup>  
TOTAL ABOVE GRADE RMS SIZE - 1175.77 Sq Ft / 109.23 m<sup>2</sup>







