



THE A-TEAM

RE/MAX FIRST

31 COUNTRY VILLAGE Manor #4206, Calgary T3K 0T3

MLS® #: A2182902 Area: Country Hills Village Listing Date: 12/10/24 List Price: \$299,900
Status: Pending County: Calgary Change: None Association: Fort McMurray



General Information

Prop Type: Residential
Sub Type: Apartment
City/Town: Calgary
Year Built: 2010

Lot Information

Lot Sz Ar:
Lot Shape:

Access:

Lot Feat: Lake, See Remarks
Park Feat: Garage Door Opener, Parkade, Stall, Titled, Underground

Finished Floor Area

Abv Sqft: 838
Low Sqft:
Ttl Sqft: 838

DOM

42
Layout
Beds: 2 (2)
Baths: 2.0 (2.0)
Style: Low-Rise(1-4)

Parking

Ttl Park: 1
Garage Sz:

Utilities and Features

Roof: Asphalt Shingle
Heating: Baseboard
Sewer:
Ext Feat: None
Construction: Wood Frame
Flooring: Carpet, Ceramic Tile
Water Source:
Fnd/Bsmt:
Kitchen Appl: Dishwasher, Electric Stove, Microwave, Refrigerator, Washer/Dryer Stacked
Int Feat: Breakfast Bar, Laminated Counters, No Animal Home, No Smoking Home, Open Floorplan
Utilities:

Room Information

Table with 6 columns: Room, Level, Dimensions, Room, Level, Dimensions. Lists rooms like Bedroom, Dining Room, Kitchen, Laundry, Living Room, 4pc Bathroom, Entrance, 4pc Ensuite bath, Bedroom - Primary, Balcony.

Legal/Tax/Financial

Condo Fee:
\$465

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
DC

Legal Desc: **1012982**

Remarks

Pub Rmks: **2 bed/2 bath condo in the LAKE COMMUNITY of Lighthouse Landing. This unit is conveniently located on the 2nd floor. Great OPEN CONCEPT layout with generous size bedrooms and INSUITE LAUNDRY. Heated underground parking and a separate storage area is included. Some TLC required (paint and kitchen counters). Great location within walking distance to the lake, shopping and so much more. Quick access to Deerfoot/Stoney Tr and Cardel Center. Don't miss out on this great opportunity to own in this established lake community!**

Inclusions: **N/A**
Property Listed By: **Century 21 Bamber Realty LTD.**

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





