



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**151 COUNTRY VILLAGE Road #2249, Calgary T2K 2K9**

MLS® #: **A2190483**      Area: **Country Hills Village**      Listing Date: **01/27/25**      List Price: **\$310,000**  
 Status: **Active**      County: **Calgary**      Change: **-\$10k, 12-Feb**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Apartment**  
 City/Town: **Calgary**  
 Year Built: **2003**

Lot Information

Lot Sz Ar:  
 Lot Shape:

Access:  
 Lot Feat:  
 Park Feat:

**Underground**

Finished Floor Area

Abv Sqft: **718**  
 Low Sqft:  
 Ttl Sqft: **718**

DOM

**26**  
Layout  
 Beds: **1 (1)**  
 Baths: **1.0 (1 0)**  
 Style: **Low-Rise(1-4)**

Parking

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

Utilities and Features

Roof: **Flat**  
 Heating: **Boiler,Natural Gas,Radiant**  
 Sewer:  
 Ext Feat: **Courtyard**

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

Kitchen Appl: **Dishwasher,Electric Range,Refrigerator,Washer/Dryer,Window Coverings**  
 Int Feat: **No Animal Home,No Smoking Home**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>Living Room</b>	<b>Main</b>	<b>12`7" x 10`8"</b>	<b>Dining Room</b>	<b>Main</b>	<b>15`3" x 10`10"</b>
<b>Kitchen</b>	<b>Main</b>	<b>9`10" x 12`0"</b>	<b>3pc Bathroom</b>	<b>Main</b>	<b>9`1" x 7`7"</b>
<b>Laundry</b>	<b>Main</b>	<b>8`8" x 6`2"</b>	<b>Bedroom - Primary</b>	<b>Main</b>	<b>11`9" x 11`11"</b>
<b>Foyer</b>	<b>Main</b>	<b>6`1" x 9`1"</b>			

Legal/Tax/Financial

Condo Fee: **\$518**      Title: **Fee Simple**      Zoning: **DC (pre 1P2007)**  
 Fee Freq:

Legal Desc:

0511198

Monthly

Remarks

Pub Rmks:

**Welcome to your perfect new home in the prestigious Country Estates on the Cove, a 40+ Adult Living complex. This well-maintained 1-bedroom, 1-bathroom condo offers over 700 square feet of living space with a coveted southeast-facing balcony. The open-concept layout means nobody misses out on the party. From the spacious kitchen with light-wood cabinetry and white appliances to the dining/living room flow, whether you're on your own or having family round for a visit everybody will be comfortable in this space. In-suite laundry, central air conditioning, a step in tub and your titled parking spot (on P2 just outside stairwell 7) makes everything about living here convenient. And the retractable shade on the balcony means you can enjoy that space even in the heat of the day. Don't ever be bored with amenities and activities just outside your door. This beautiful condo complex features a swimming pool with 2 hot tubs, a wood working shop, a theatre, bowling alley and coffee stop. Not to mention the 2 libraries where you can swap books and for those events you want to host but your unit isn't large enough there's a gazebo in the courtyard that you can rent for special occasions. Located in the thriving Country Hills Village community, you're close to shopping, dining, transit, and essential services. The building features include secure entry, elevator access, professional on-site management, and well-maintained common areas. Condo fees include heat, water, electricity and all amenity and common-area maintenance.**

Inclusions:

Screen on Balcony

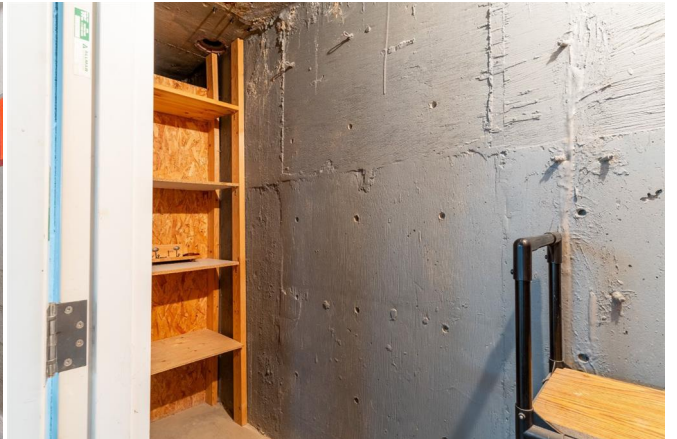
Property Listed By:

CIR Realty

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







2249-151 Country Village Rd NE, Calgary, AB

Main Floor - Interior Area 718.70 sq ft



While signatures are included from total floor area in 2025/01/28 floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.



