



THE
A-TEAM

**RE/MAX
FIRST**

69 COUNTRY VILLAGE Manor #5213, Calgary T3K 0P1

MLS® #: **A2203690** Area: **Country Hills Village** Listing Date: **03/20/25** List Price: **\$323,000**
 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: **28,793 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **842**
 Low Sqft:
 Ttl Sqft: **842**

DOM

16
Layout
 Beds: **2 (2)**
 Baths: **2.0 (2 0)**
 Style: **Apartment-Single Level Unit**

Parking

Ttl Park: **2**
 Garage Sz:

Access:
 Lot Feat:
 Park Feat: **Off Street,Parkade**

Utilities and Features

Roof:
 Heating: **Baseboard,Natural Gas**
 Sewer:
 Ext Feat: **Balcony**

Construction: **Vinyl Siding,Wood Frame**
 Flooring: **Carpet,Ceramic Tile,Hardwood**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Stove,Garage Control(s),Microwave Hood Fan,Refrigerator,Washer/Dryer Stacked,Window Coverings**
 Int Feat: **Granite Counters,Walk-In Closet(s)**
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living Room	Main	16`5" x 15`7"	Kitchen	Main	8`1" x 8`3"
Dining Room	Main	10`4" x 10`4"	Foyer	Main	5`2" x 10`3"
Bedroom - Primary	Main	16`7" x 11`0"	4pc Ensuite bath	Main	8`0" x 5`1"
Bedroom	Main	11`3" x 10`0"	4pc Bathroom	Main	7`11" x 5`0"

Legal/Tax/Financial

Condo Fee: Title: Zoning:

\$490

Fee Simple

DC

Fee Freq:

Monthly

Legal Desc: **0811358**

Remarks

Pub Rmks: **BRIGHT & OPEN 2 BEDROOM + 2 FULL BATH CONDO with (2) TITLED PARKING STALLS, in the desirable community of Country Hills Village! Just steps away to playground, schools, shopping + restaurants at Country Hills Town Centre. 840+ sqft condo with spacious entrance & kitchen, black appliances, granite countertops & breakfast bar. HUGE central living room with FIREPLACE, sliding patio doors, leading to spacious & big sky SOUTH facing balcony, perfect for a morning COFFEE or evening BBQ. Good sized primary bedroom with walk-in closet + 4 pc ensuite. 2nd bedroom, 4 pc bath + in suite laundry. Enjoy one HEATED underground parking stall and one ground level parking stall + great access to transit with North Pointe Transit Terminal nearby, Stoney and Deerfoot Trail. Exceptional Value!**

Inclusions: n/a

Property Listed By: **RE/MAX House of Real Estate**

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