

408 Country Village Cape NE
Calgary, Alberta

MLS # A2217901



\$399,900

Division:	Country Hills Village		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,065 sq.ft.	Age:	2003 (22 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Driveway, Single Garage Attached		
Lot Size:	0.04 Acre		
Lot Feat:	Interior Lot, Level, Rectangular Lot, See Remarks		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 312
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, No Animal Home, Quartz Counters, See Remarks, Vinyl Windows		

Inclusions: Wall mounts for TVs

OPEN HOUSE SATURDAY 1:30 -4PM AND SUNDAY 1 - 3:30PM If visitor parking is full pls park outside complex . This first-time townhouse (or investment property) has been updated and lovingly maintained, plus it has been improved even more. With added modern light fixtures (2 options for white or warm lights and dimmer switches to many fixtures). This unit has two very good-sized bedrooms with a full bath up and a 2 pc powder room on the main floor. Newer kitchen, modern neutral LVP flooring and neutral grey carpet on stairs and second floor), stainless steel appliances in kitchen, all in 2019. It has a terrific layout with a patio door to your ground level patio that backs onto a paved walkway. The basement is partially developed as a rec room, with drywall (open ceiling) and all electrical was done with permits. New hot water tank recently, and furnace has been serviced. You can complete this area to your own preference.. Lowest price in the complex and nice quiet locations there. The complex is pet friendly with board approval. Playgrounds, schools with lots of shopping and amenities close by. Any hail damage from last year is being dealt with by condo board. Siding is done. there is some screens left to be replaced, along with privacy fences in progress throughout the complex. Dower applies. Title, RPR from 2019 to be accepted by buyer (pls add in 9.3) with no changes. Bylaws, floor plan, pet policy and RMS in supplements.