

**1210, 17 Country Village Bay NE**  
**Calgary, Alberta**

**MLS # A2218310**



**\$299,900**

<b>Division:</b>	Country Hills Village		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	844 sq.ft.	<b>Age:</b>	2003 (22 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Secured, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 680
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Vinyl Siding, Wood Frame	<b>Zoning:</b>	DC
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Kitchen Island, No Smoking Home, Open Floorplan, Vinyl Windows, Walk-In Closet(s)		

**Inclusions:** N/A

Here is an inviting and spacious 2 bedroom, 2 bathroom condo that features a large balcony overlooking the central courtyard&hellip;located in the highly sought after and amenity-rich community of Country Hills. Nestled in a quiet spot within this terrific complex, you can enjoy being just a short walk to the nearby pond & walking paths&hellip;and this building is pet friendly! With an open concept layout, this floor plan is bright, with an abundance of natural light&hellip;the kitchen has a peninsula island with raised breakfast bar, while the dining area opens to the large living room offering sliding patio doors out to the generous sized balcony. The bedrooms are separated by the central living areas&hellip;great for that bit of added privacy for roommates or guests&hellip;alternatively, the second bedroom would also make for a great home office! Completing this home is an in-suite laundry room, plus a large foyer & closet. There is a titled underground parking stall&hellip;PLUS&hellip;a storage locker (1 of only 6 available in the whole building)! Whether you're a first-time homebuyer, a young professional, or maybe even looking for an investment opportunity, this charming home offers value, comfort and an unbeatable location&hellip;walking distance to the ViVo Centre, Country Hills Town Centre&hellip;and just a short drive to elementary and junior high schools. Do you commute or travel a lot, or need to be close to the airport? This condo is only minutes away&hellip;plus with quick & easy access to Deerfoot Trail, Stony Trail and many major roadways! Condo fees include ALL UTILITIES&hellip;heat, water, electricity!