



**GRASSROOTS**  
REALTY GROUP

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**310, 9 Country Village Bay NE**  
**Calgary, Alberta**

**MLS # A2241266**



**\$259,900**

<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>	1,006 sq.ft.	<b>Age:</b>	2000 (25 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 591
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	DC (pre 1P2007)
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Open Floorplan, Walk-In Closet(s)		

**Inclusions:** None

Spacious 2-Bedroom Condo in Prime Location! Welcome to this beautifully maintained 2-bedroom, 2-bath condo boasting over 1000 sq ft of comfortable living space. Located on the 3rd floor, this bright and airy unit features updated laminate flooring throughout and the convenience of in-suite laundry. Enjoy peaceful views just steps from the pond, in a neighborhood that blends tranquility with unbeatable accessibility. You're a short stroll from VIVO recreation centre, the public library, a movie theatre, Superstore, Sobeys, and a wide variety of restaurants and shops including Starbucks and Tim Hortons. Commuting is a breeze with the North Pointe transit hub nearby, and quick access to Deerfoot Trail, Stoney Trail, and Calgary International Airport. Families will love being within walking distance of six schools, making this home ideal for all stages of life. Whether you're starting out, downsizing, or investing, this unit offers the perfect mix of space, location, and lifestyle. Don't miss your chance—schedule a viewing today and discover the charm of condo living in one of Calgary's most sought-after communities!