



GRASSROOTS
REALTY GROUP

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103, 17 Country Village Bay NE
Calgary, Alberta

MLS # A2243331



\$214,900

Division:	Country Hills Village		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	553 sq.ft.	Age:	2003 (22 yrs old)
Beds:	1	Baths:	1
Garage:	Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Vinyl	Sewer:	-
Roof:	-	Condo Fee:	\$ 407
Basement:	-	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	DC (pre 1P2007)
Foundation:	-	Utilities:	-
Features:	High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Pantry		

Inclusions: NA

Have Bathmophobia??? No, it's not a fear of bathrooms… it's a FEAR OF STAIRS. If so, then this is the unit for you! This main floor condo in Country Hills Village offers 554 sq ft with 1 bedroom, 1 bathroom, and a den—all on one easy level. The layout is functional with an updated kitchen that includes extra cabinets and storage. The den is nearly the same size as the primary bedroom, making it versatile enough to be a separate living room, a spacious home office, a workout area—or big enough to hold all of these uses in one. Enjoy a sunny south-facing patio, in-suite laundry with storage, and an assigned outdoor parking stall (#26). ****ALL UTILITIES ARE INCLUDED IN THE CONDO FEES....HEAT, WATER, SEWER, AND ELECTRICITY. MAKING MONTHLY EXPENSES SIMPLE AND AFFORDABLE**** This condo is located close to the community lake and walking paths, grocery stores, restaurants, transit, Vivo Recreation Centre, Superstore, Landmark Cinemas, and Country Hills Towne Centre. Quick access to Deerfoot Trail, Stoney Trail, and Calgary International Airport. Pet friendly with board approval and immediate possession available.