



**1303, 17 Country Village Bay NE
Calgary, Alberta**

MLS # A2250371



\$249,900

Division:	Country Hills Village		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	849 sq.ft.	Age:	2003 (22 yrs old)
Beds:	2	Baths:	1
Garage:	Heated Garage, Secured, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 682
Basement:	-	LLD:	-
Exterior:	Wood Frame	Zoning:	DC (pre 1P2007)
Foundation:	Poured Concrete	Utilities:	-
Features:	Elevator		
Inclusions:	None		

Welcome to this beautiful 851 sq ft 2-bedroom 1-bath condo featuring a cozy kitchen with maple cabinets, engineered hardwood and ceramic tile flooring, and a modern knock-down ceiling. The home also offers freshly and professionally cleaned carpets, adding to its move-in ready appeal. Even better, ALL UTILITIES are INCLUDED in the condo fee - heat, water, and electricity - making this an exceptional value. The bright and inviting living room opens through a screen door to a very spacious balcony where you can enjoy stunning city views. Perfectly located in the highly desirable Country Village community, this home offers unmatched convenience - just steps from Country Hills Town Centre, Real Canadian Superstore, Sobeys, Landmark Cinemas, and an array of restaurants, cafes, and essential services. Outdoor enthusiasts will love being within walking distance to the community's gorgeous pond and park, complete with fountains, pathways, a gazebo, and scenic trails ideal for walking or biking, while families will appreciate the close proximity to schools such as St. Clare and Ascension of Our Lord. Fitness and recreation are just minutes away at Vivo Recreation Centre, and commuting is a breeze with easy access to public transportation, Deerfoot Trail, Stoney Trail, and Calgary International Airport. This condo truly combines comfort, style, and an amazing location, making it an ideal choice for first-time buyers, investors, or anyone looking to enjoy the best of city living. View the 3D Virtual iGuide Tour and book a showing today!