



**GRASSROOTS**  
REALTY GROUP

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103, 17 Country Village Bay NE  
Calgary, Alberta

MLS # A2254027



**\$199,900**

Division:	Country Hills Village		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	554 sq.ft.	Age:	2003 (22 yrs old)
Beds:	1	Baths:	1
Garage:	Stall		
Lot Size:	-		
Lot Feat:	-		

Heating: Baseboard

Floors: Vinyl

Roof: -

Basement: -

Exterior: Vinyl Siding, Wood Frame

Foundation: -

Features: High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Pantry

Water: -

Sewer: -

Condo Fee: \$ 407

LLD: -

Zoning: DC (pre 1P2007)

Utilities: -

Inclusions: NA

**\*\*OPEN HOUSE SUN SEPT 7 2-4PM\*\* STOP PAYING YOUR LANDLORDS MORTGAGE!** Own this condo and pay less than your rent!!!! 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 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.