



**GRASSROOTS**  
REALTY GROUP

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## 21 Country Hills Rise NW Calgary, Alberta

**MLS # A2255916**



**\$399,000**

<b>Division:</b>	Country Hills		
<b>Type:</b>	Residential/Other		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,184 sq.ft.	<b>Age:</b>	1997 (28 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Back Lane, Back Yard		

<b>Heating:</b>	Fireplace(s), Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 323
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	RM-1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home, Vinyl Windows		

**Inclusions:** none

Beautiful end unit condo with single attached garage. new painting two years ago, white kitchen cabinets and breakfast bar. The living room with a gas fireplace, crown mouldings, patio doors to the rear yard area and a concrete patio. The master bedroom is very spacious with a walk in closet and the other 2 bedrooms are a generous size as well. Single attached garage with inside entry. Sunny backyard with patio. This condo shows well and good for first time home buyer or investor and there are no disappointments here. Excellent value.