



**GRASSROOTS**  
REALTY GROUP

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**208, 20 Country Hills View NW  
Calgary, Alberta**

**MLS # A2259542**



**\$329,900**

<b>Division:</b>	Country Hills		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	921 sq.ft.	<b>Age:</b>	1999 (26 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Natural Gas
<b>Floors:</b>	Ceramic Tile, Vinyl Plank
<b>Roof:</b>	-
<b>Basement:</b>	-
<b>Exterior:</b>	Stone, Stucco, Wood Frame
<b>Foundation:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters

<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Condo Fee:</b>	\$ 572
<b>LLD:</b>	-
<b>Zoning:</b>	M-C1 d75
<b>Utilities:</b>	-

**Inclusions:** N/A

Welcome to Fairways Pavilions in Country Hills, a well-maintained complex offering comfort and convenience in a highly sought-after NW Calgary location. This bright 2-Bedroom, 2-Bath unit features an open-concept layout with a Kitchen finished with quartz countertops and stainless steel Samsung appliances. The Dining Area flows into a large Living Room with a cozy corner fireplace, leading to a well sized Balcony complete with gas hookup and storage room. The Primary Bedroom offers a walk-in closet and 3-piece Ensuite, while the Second Bedroom and full Bath are set apart for privacy. Vinyl Plank Flooring runs throughout the majority of the unit. The unit is finished with a Laundry Room with storage space. This unit also comes with a Titled heated underground parking stall, and the condo fee includes heat and water. Residents enjoy ample visitor parking and an unbeatable location with easy access to Country Hills Blvd, Stoney Trail, Deerfoot Trail, and the airport. Shops, restaurants, Landmark Cinemas, T&T Supermarket, Superstore, and Home Depot are all nearby, along with schools, parks, playgrounds, the VIVO Sports Center, and golf courses. This is a perfect choice for first-time buyers, downsizers, or investors looking for a move-in-ready home in NW Calgary.