



**404, 9 Country Village Bay NE
Calgary, Alberta**

MLS # A2264481



\$285,000

Division:	Country Hills Village		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	861 sq.ft.	Age:	2000 (26 yrs old)
Beds:	2	Baths:	1
Garage:	Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	-	Condo Fee:	\$ 514
Basement:	-	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	DC (pre 1P2007)
Foundation:	-	Utilities:	-
Features:	Elevator		

Inclusions: N/A

Welcome to #404, 9 Country Village Bay NE . Top Floor Corner Unit in a Fantastic Location! Discover the charm of this bright and inviting 2 bedroom top floor corner condo in the ever popular Country Village Bay complex. Designed with comfort and functionality in mind, this home offers an open concept living and dining area, perfect for relaxing or entertaining guests. The kitchen features a convenient corner eating bar, ideal for casual dining or hosting friends while you cook. The primary bedroom includes a walk-through closet leading to a full 4-piece bathroom complete with a handy linen close, providing both privacy and convenience. Enjoy the outdoors on your large private balcony, a wonderful spot for morning coffee or evening sunsets on warm summer days. Additional highlights include in-suite laundry, in-unit storage, and a large storage locker for your seasonal items or sports gear. You’ll love the unbeatable location — close to shopping, parks, scenic walking paths, schools, and public transit, plus easy access to major routes. Whether you’re a first-time buyer, investor, or downsizer, this well-maintained home offers exceptional value and lifestyle convenience in a desirable community.