



**105, 17 Country Village Bay NE
Calgary, Alberta**

MLS # A2268251



\$299,000

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|------------------|--|---------------|-------------------|
| Division: | Country Hills Village | | |
| Type: | Residential/Low Rise (2-4 stories) | | |
| Style: | Apartment-Single Level Unit | | |
| Size: | 845 sq.ft. | Age: | 2003 (23 yrs old) |
| Beds: | 2 | Baths: | 2 |
| Garage: | Assigned, Plug-In, Side By Side, Stall | | |
| Lot Size: | - | | |
| Lot Feat: | - | | |

| | | | |
|--------------------|--|-------------------|-----------------|
| Heating: | Baseboard | Water: | - |
| Floors: | Carpet, Ceramic Tile, Vinyl Plank | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | \$ 627 |
| Basement: | - | LLD: | - |
| Exterior: | Vinyl Siding, Wood Frame | Zoning: | DC (pre 1P2007) |
| Foundation: | - | Utilities: | - |
| Features: | Breakfast Bar, Ceiling Fan(s), Laminate Counters, No Animal Home, No Smoking Home, Walk-In Closet(s) | | |

Inclusions: N/A

Bright, newly painted Country Hills Village condo! This ground-level 2-bedroom, 2-bathroom unit offers almost 845 sq. ft. of open living space with a spacious kitchen, raised breakfast bar, and dining area. The living room opens to a covered concrete patio with easy outdoor access and a grassy area — no elevators needed. Recently upgraded luxury vinyl plank flooring throughout, primary suite with walkthrough closet and ensuite, in-suite laundry, and ample storage. Two assigned side-by-side energized parking stalls. Condo fee includes all utilities, even electricity! Steps to the 22-acre lake, schools, shopping, restaurants, and transit. Easy access to Deerfoot Trail, Stoney Trail, and the airport. Affordable comfort in a prime location!