



**5103, 69 COUNTRY VILLAGE Manor NE  
Calgary, Alberta**

**MLS # A2275588**



**\$278,000**

<b>Division:</b>	Country Hills Village		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	842 sq.ft.	<b>Age:</b>	2008 (18 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Stall, Titled		
<b>Lot Size:</b>	0.00 Acre		
<b>Lot Feat:</b>	Level, See Remarks		

<b>Heating:</b>	Baseboard, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 487
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Vinyl Siding, Wood Frame	<b>Zoning:</b>	DC (pre 1P2007)
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home		

**Inclusions:** none

\*\*\*OPEN HOUSE SAT JAN 10th 2:30pm- 4:30pm\*\*Incredible value for this 2 bedroom, 2 bathroom Condo unit in Light House Landing, Country Hill Village, The open floor plan with over 840SF, Featuring two bedrooms plus a den, two full bathrooms, In-suite Laundry ( Newer Washer & Dryer).&nbsp;The Primary Bedroom features a large walk-in closet and your own Ensuite Bathroom while the Second Bedroom and Bathroom are smartly positioned on the opposite side of the unit for Privacy. The modern kitchen with dark wood cabinet, matching darker appliances, black refrigerator and stove. Spacious living room leads to a north-facing patio. Gas BBQ hook up, unit also has a den by the entrance for office&nbsp;or storage room. &nbsp;Great open layout you won't be disappointed!!&nbsp;Excellent location, close to all sorts of amenities such as shopping, restaurants, grocery stores, schools (including 2 high schools), Vivo, Landmark Cinema, public Library, playgrounds, City Transit, Stoney Trail, Deerfoot Trail, Calgary Airport and much more.&nbsp;Book your showing today!