



**GRASSROOTS**  
REALTY GROUP

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106, 728 Country Hills Road NW  
Calgary, Alberta

MLS # A2281920



**\$380,000**

Division:	Country Hills		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,051 sq.ft.	Age:	2000 (26 yrs old)
Beds:	2	Baths:	2
Garage:	Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

**Heating:** Baseboard, Electric

**Floors:** Carpet, Ceramic Tile, Laminate

**Roof:** -

**Basement:** -

**Exterior:** Brick, Stucco, Wood Frame

**Foundation:** -

**Features:** No Animal Home, No Smoking Home, Open Floorplan, Separate Entrance

**Water:** -

**Sewer:** -

**Condo Fee:** \$ 738

**LLD:** -

**Zoning:** M-C1 d75

**Utilities:** -

**Inclusions:** Blinds (all), China Cabinet, Central Air Conditioner, Dishwasher, Electric Stove, Hood Fan, Refrigerator, Microwave, Washer/Dryer (Stacked), Stand up Freezer (17 cubic feet)

Enjoy stress-free 55+ adult living in this well-maintained 2-bedroom, 2-bath ground-floor condo offering 1,050.85 sq. ft. of comfortable, easy-to-manage space, ideal for downsizers ready for less upkeep without compromising lifestyle. The thoughtful layout separates the bedrooms for added privacy, with a spacious primary bedroom featuring a full ensuite and a second 3 piece bathroom for everyday convenience. The bright living area includes a cozy gas fireplace, central air conditioning, and a patio door with direct access to the community patio, offering relaxed outdoor enjoyment without stairs. The kitchen features stainless steel appliances, along with in-suite laundry, one underground parkade parking stall, and additional separate storage. Conveniently located near the elevator, this unit provides easy access to the underground parkade and building entrance, making daily routines and seasonal travel simple. This pet-free, well-managed complex supports an active yet low-maintenance lifestyle, with amenities including a pool, hot tub, fitness centre, craft and hobby rooms, libraries, workshop, 3 guest suites, a car wash (in the parkade) and welcoming social spaces for a variety of social and wellness activities such as aqua fitness, card games, coffee socials, and weekly happy hours foster a warm, connected community, on your terms.