



**2312, 43 Country Village Lane NE
Calgary, Alberta**

MLS # A2286544



\$329,900

Division: Country Hills Village

Type: Residential/Low Rise (2-4 stories)

Style: Apartment-Single Level Unit

Size: 842 sq.ft. **Age:** 2007 (19 yrs old)

Beds: 2 **Baths:** 2

Garage: Underground

Lot Size: -

Lot Feat: -

Water: -

Sewer: -

Condo Fee: \$ 466

LLD: -

Zoning: DC

Utilities: -

Heating: Baseboard
Floors: Laminate, Vinyl Plank
Roof: -
Basement: -
Exterior: Wood Frame
Foundation: -
Features: No Animal Home, No Smoking Home

Inclusions: -

Welcome to this well maintained 2-bedroom, 2-bathroom unit that is conveniently located within walking distance to various amenities. The apartment is situated near a pond and walking paths, providing easy access to outdoor recreational activities. Additionally, it is close to shops, VIVO fitness centre, a library, theatres, and restaurants, offering residents a wide range of entertainment and dining options. The interior of the unit features laminate & luxury vinyl tile floor. The living room and dining area are designed in an open-plan concept, which enhances the feeling of spaciousness and allows for flexible furniture arrangements. A gas fireplace serves as a cozy focal point in the living room. The apartment offers a balcony with sliding glass doors, providing an opportunity to enjoy outdoor space and a view of lake. The balcony is equipped with a natural gas hook-up, allowing for convenient bbq without the need for a propane tank. The Master Suite in the apartment includes a walk-in closet and a 3-piece ensuite bathroom, providing a private and comfortable space. The second bedroom can be utilized as an office, or as a bedroom. Computer hook-ups are available in the front entry, making it easy to set up a home office area. For added convenience, the unit includes in-suite laundry facilities, allowing residents to do their laundry conveniently within their own living space. Furthermore, the property offers a titled, underground parkade where residents can park their vehicle. The parkade also provides extra storage space adjacent to the parking spot, allowing for organized storage of belongings. Overall, this 2-bedroom, 2-bathroom apartment offers a comfortable and convenient living experience with only minutes to bus stops, shopping, schools, restaurants, movies, and recreational centre.