



**5214, 69 Country Village Manor NE
Calgary, Alberta**

MLS # A2293418



\$319,888

Division:	Country Hills Village		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	878 sq.ft.	Age:	2008 (18 yrs old)
Beds:	2	Baths:	2
Garage:	Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Forced Air	Water:	-
Floors:	Hardwood, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 466
Basement:	-	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	DC (pre 1P2007)
Foundation:	-	Utilities:	-

Features: Built-in Features, Ceiling Fan(s), Closet Organizers, Granite Counters, Kitchen Island, Natural Woodwork, No Smoking Home, Open Floorplan, See Remarks

Inclusions: N/A

New Carpets | Custom California Closets | Corner Unit | 2 Bedrooms | Walking Distance to Pond | Welcome to this bright and spacious corner unit, ideally positioned in one of the best locations within the complex. Filled with natural sunlight throughout the day, this meticulously maintained home offers the perfect blend of comfort, functionality, and convenience. Inside, you’ll find numerous thoughtful upgrades, including custom California Closets in both bedrooms, maximizing storage and organization, along with beautiful hardwood flooring throughout that remains in excellent condition. The well-designed layout features two generously sized bedrooms and two full four-piece bathrooms, making it ideal for first-time buyers, downsizers, or investors alike. Additional highlights include a titled underground parking stall and secure caged storage, providing both practicality and peace of mind. Located just steps from parks, playgrounds, shopping, and scenic walking paths by the pond, this home offers an exceptional lifestyle in a highly desirable setting. Don’t miss your opportunity to own this beautifully kept unit — book your showing today!