



**2205, 16 Country Village Bay NE  
Calgary, Alberta**

**MLS # A2298447**



**\$200,000**

<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>	452 sq.ft.	<b>Age:</b>	2004 (22 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Heated Garage, Parkade, Secured, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 372
<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>	Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Vinyl Windows		

**Inclusions:** N/A

Welcome to this cozy and well-maintained second-floor unit, ideally located in the highly desirable community of Coventry Hills. Perfect for first-time home buyers or investors, this 1 bedroom, 1 bathroom condo offers comfort, convenience, and unbeatable value. Step inside to find a spacious bedroom featuring his and hers closets, leading into a well-appointed 4-piece bathroom. The functional kitchen provides ample cabinet space, and the open-concept layout allows for seamless flow into the living and dining areas. Ideal for both everyday living and entertaining. Large windows invite in natural light, creating a bright and welcoming atmosphere throughout the home. Enjoy your morning coffee or unwind in the evening on your private balcony, offering a quiet place to relax. The unit also includes in-suite laundry and a titled underground parking stall, providing both convenience and comfort year-round. This well-managed building offers exceptional value with condo fees that include heat, water, and electricity—making budgeting simple and stress-free. Pride of ownership is evident throughout the unit, making it truly move-in ready. Situated steps from scenic pathways around a tranquil pond right outside your front door, this location is perfect for those who enjoy an active lifestyle. You’re just minutes from transit, schools, and everyday essentials. Enjoy quick access to nearby shopping and amenities including Real Canadian Superstore, Sobeys, Shoppers Drug Mart. You’re also just minutes from the popular Vivo Recreation Centre. With quick and easy access to Deerfoot Trail and Stoney Trail, commuting across the city is effortless. Whether you’re looking to enter the market, downsize, or expand your investment portfolio, this is an incredible opportunity to own in a vibrant, established community. Don’t miss your chance to call this fantastic

unit home!