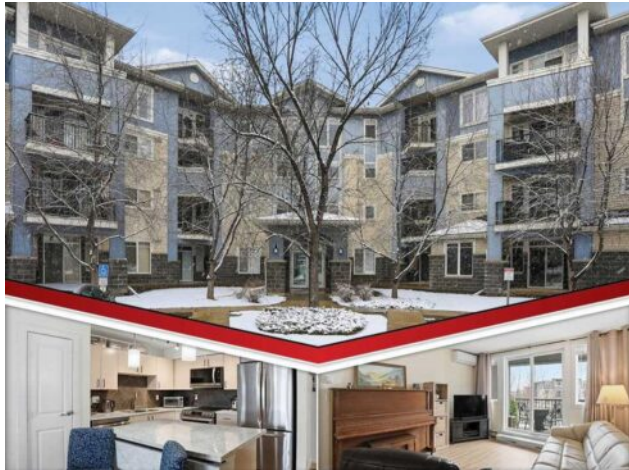




**302, 108 Country Village Circle NE
Calgary, Alberta**

MLS # A2299508

\$335,000



Division:	Country Hills Village		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	848 sq.ft.	Age:	2007 (19 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Vinyl	Sewer:	-
Roof:	-	Condo Fee:	\$ 568
Basement:	-	LLD:	-
Exterior:	Vinyl Siding, Wood Frame, Wood Siding	Zoning:	DC (pre 1P2007)
Foundation:	-	Utilities:	-
Features:	Kitchen Island, Laminate Counters, Open Floorplan, Pantry, Walk-In Closet(s)		

Inclusions: None

This beautifully maintained 2 bedroom, 2 bathroom condo on the 3rd floor offers a bright and functional open-concept layout with 848 Sq Ft of comfortable living space. Step inside to a spacious living area filled with natural light from large windows, seamlessly connecting to the dining space and kitchen—perfect for everyday living and entertaining. The kitchen is both practical and inviting, featuring a central island with extendable design and counter-height seating, laminate countertops, newer stainless steel appliances, and a modern induction/convection stove, along with ample cabinetry and pantry storage. The well-designed floor plan separates the bedrooms with the living area in between, providing added privacy. The primary bedroom includes a walk-through closet leading to a private 3-piece ensuite with built-in shelving. The second bedroom is generously sized and positioned near the 4-piece main bathroom, ideal for guests, family, or a home office. Additional highlights include recently updated luxury vinyl plank (LVP) flooring throughout, in-suite laundry with extra storage, and window coverings. Stay comfortable year-round with the included A/C unit, a valuable feature for warm summer months. Enjoy your private balcony with gas BBQ hookup, perfect for relaxing or entertaining. This unit also comes with a titled underground parking stall and a separate storage unit (approx. 3.5 ft x 8 ft) conveniently located right beside the parking stall, offering easy access and added functionality. Situated in a prime location, you’re just steps from walking paths, scenic ponds, parks, and everyday amenities, with quick access to shopping, schools, public transit, Vivo Recreation Centre, and major routes including Deerfoot Trail and Stoney Trail. A bright, well-kept home offering comfort, flexibility, and a fantastic lifestyle in the heart of Country Village.