



**307, 17 Country Village Bay NE
Calgary, Alberta**

MLS # A2300022



\$205,000

Division:	Country Hills Village		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	559 sq.ft.	Age:	2003 (23 yrs old)
Beds:	1	Baths:	1
Garage:	Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Asphalt	Condo Fee:	\$ 463
Basement:	-	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	DC (pre 1P2007)
Foundation:	-	Utilities:	-
Features:	Laminate Counters, Storage, Track Lighting		

Inclusions: None

Welcome to this wonderful apartment, featuring a titled underground parking and an assigned outdoor stall—giving you a total of TWO parking spaces. Upon entry, you’re greeted by a beautiful kitchen showcasing contemporary cabinetry, a tile backsplash, and upgraded appliances. The south-facing living room is filled with natural sunlight and offers access to a large balcony—an excellent extension of your living space, perfect for relaxing or entertaining family and friends. The primary bedroom, along with a well-proportioned den/bedroom and a full bathroom, completes this level. The unit also includes in-suite laundry for your convenience. Condo fees include heat, ELECTRICITY, water/sewer, and garbage collection, making it easy to budget your monthly expenses. Ideally located with quick access to major routes and close to park, pond, Vivo, shopping, dining, and entertainment, this home offers both comfort and convenience. Book your private showing today!