



**104, 8 Country Village Bay NE
Calgary, Alberta**

MLS # A2151294



\$274,900

Division:	Country Hills Village		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Low-Rise(1-4)		
Size:	603 sq.ft.	Age:	2001 (23 yrs old)
Beds:	1	Baths:	1
Garage:	Parkade, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 373
Basement:	None	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	DC (pre1P2007)
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Granite Counters, Open Floorplan, See Remarks, Storage		

Inclusions: none

Welcome to this beautifully updated one-bedroom apartment in the desirable Edgewater at Newport. Located in a well-maintained and quiet 55+ building, this unit boasts 9-foot ceilings and dark, rich laminate flooring in the living areas complemented by tiled flooring in the kitchen, all set against a modern contrasting color palette. The functional kitchen features white cabinets with ample pantry storage, bright cabinetry, and elegant granite countertops. The light-filled living room offers a corner mantle gas fireplace, plenty of space for furniture, and sliding doors leading out to your private patio. The spacious bedroom accommodates a king-size bed and includes a double closet. In-suite laundry adds convenience with additional storage space available. The full 4-piece bathroom features tile flooring and maintains the uniformed color scheme seen throughout the home. This building provides a main floor recreational and social room complete with a fireplace, pool table, small kitchen area, and patio overlooking the pathway system and pond views. Affordable condo fees of \$373.56 include heat and water, making for worry-free living. Included is a titled underground heated parking stall, along with a rare storage unit measuring 9.5 x 4.8, ideal for additional storage needs. Enjoy the convenience of nearby amenities such as shopping, restaurants, and more. Simply move in and start enjoying the comforts of this inviting home. Call your real estate professional today for a private viewing.