



**205, 8 Country Village Bay NE
Calgary, Alberta**

MLS # A2161174



\$395,000

Division:	Country Hills Village		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Low-Rise(1-4)		
Size:	1,052 sq.ft.	Age:	2001 (23 yrs old)
Beds:	2	Baths:	2
Garage:	Heated Garage, Parkade, Secured, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 631
Basement:	-	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	DC (pre 1P2007)
Foundation:	-	Utilities:	-
Features:	No Smoking Home, Open Floorplan, See Remarks, Storage, Walk-In Closet(s)		

Inclusions: n/a

"Stunning 55+ Condo with Spectacular Views at Edgewater at Newport!" Welcome to Edgewater at Newport, located in the vibrant community of Country Hills Village. This 55+ building offers a perfect blend of convenience and comfort, with easy access to various shops, cafes, sports facilities, and entertainment options—all nestled around a scenic lake and pathways. This beautifully designed condo offers 2 spacious bedrooms and 2 full bathrooms. The open-concept layout allows natural light to fill the bedrooms and living area through large windows. The unit includes in-suite laundry, 9-foot ceilings, and a west-facing balcony with one of the best views in the complex. Residents can enjoy excellent recreational amenities such as a library, a pool table, and a kitchen area. Perfect for entertaining! The condo also features secured titled underground parking, in-suite, and separate storage, and has been recently updated with fresh paint and brand-new flooring. This condo is truly move-in ready. Don't miss the chance to make this stunning unit your new home. Schedule a viewing today!