5210, 69 Country Village Manor NE
Calgary, Alberta

MLS # A2175654

$305,000

Division:	Country Hills Village
Type:	Residential/Low Rise (2-4 stories)
Style:	Low-Rise(1-4)

Size:	842 sq.ft.	**Age:**	2008 (16 yrs old)
Beds:	2	**Baths:**	2

Garage:	Underground
Lot Size:	-
Lot Feat:	-

Heating:	Baseboard	**Water:**	-
Floors:	Carpet, Ceramic Tile	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	$ 464
Basement:	-	**LLD:**	-
Exterior:	Vinyl Siding	**Zoning:**	DC
Foundation:	-	**Utilities:**	-

Features:	Granite Counters, No Animal Home, No Smoking Home, Open Floorplan

Inclusions:	N/A

This bright, quiet south-facing unit offers serene views of the picturesque lighthouse, blending modern upgrades with peaceful living in the heart of Country Hills Village. With two spacious bedrooms, two full bathrooms, and a versatile den, the layout is perfect for both comfortable living and working from home. Recent updates include fresh paint throughout the main bathroom and a new vanity installed in 2022. The kitchen shines with granite countertops, a breakfast bar, and upgraded stainless steel appliances, creating a sleek, functional space. The flooring has been upgraded with tiles, and 9 lbs underlay throughout provides superior insulation and a softer walk. The living room features new blinds and a screen, with Hunter Douglas blinds installed throughout the unit for enhanced comfort and privacy. This home also includes an underground parking stall with additional storage for added convenience. Residents enjoy access to a scenic lake and a variety of amenities, all within walking distance—shops, cafes, fitness center, and walking paths are just steps away, offering the perfect blend of nature and urban convenience. Move-in ready and meticulously maintained, this condo is ideal for first-time buyers, down-sizers, or investors looking for a turn-key opportunity.