



**2249, 151 Country Village Road NE
Calgary, Alberta**

MLS # A2190483



\$310,000

Division:	Country Hills Village		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Low-Rise(1-4)		
Size:	719 sq.ft.	Age:	2003 (22 yrs old)
Beds:	1	Baths:	1
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating: Boiler, Natural Gas, Radiant

Floors: Carpet, Laminate, Linoleum

Roof: Flat

Basement: -

Exterior: Brick, Vinyl Siding, Wood Frame

Foundation: -

Features: No Animal Home, No Smoking Home

Water: -

Sewer: -

Condo Fee: \$ 518

LLD: -

Zoning: DC (pre 1P2007)

Utilities: -

Inclusions: Screen on Balcony

Welcome to your perfect new home in the prestigious Country Estates on the Cove, a 40+ Adult Living complex. This well-maintained 1-bedroom, 1-bathroom condo offers over 700 square feet of living space with a coveted southeast-facing balcony. The open-concept layout means nobody misses out on the party. From the spacious kitchen with light-wood cabinetry and white appliances to the dining/living room flow, whether you're on your own or having family round for a visit everybody will be comfortable in this space. In-suite laundry, central air conditioning, a step in tub and your titled parking spot (on P2 just outside stairwell 7) makes everything about living here convenient. And the retractable shade on the balcony means you can enjoy that space even in the heat of the day. Don't ever be bored with amenities and activities just outside your door. This beautiful condo complex features a swimming pool with 2 hot tubs, a wood working shop, a theatre, bowling alley and coffee stop. Not to mention the 2 libraries where you can swap books and for those events you want to host but your unit isn't large enough there's a gazebo in the courtyard that you can rent for special occasions. Located in the thriving Country Hills Village community, you're close to shopping, dining, transit, and essential services. The building features include secure entry, elevator access, professional on-site management, and well-maintained common areas. Condo fees include heat, water, electricity and all amenity and common-area maintenance.