



**309, 9 Country Village Bay NE  
Calgary, Alberta**

**MLS # A2190988**



**\$319,900**

<b>Division:</b>	Country Hills Village		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment		
<b>Size:</b>	1,040 sq.ft.	<b>Age:</b>	2000 (25 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Assigned, Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 621
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Vinyl Siding, Wood Frame	<b>Zoning:</b>	DC
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Ceiling Fan(s), Elevator, Open Floorplan, Storage, Walk-In Closet(s)		
<b>Inclusions:</b>	n/a		

Welcome home, this inviting and spacious 2-bedroom, 2-bathroom condo, is located in the highly sought-after and amenity-rich community of Country Hills. Whether you're a first-time homebuyer, a young professional, or looking for an incredible investment opportunity, this delightful home offers exceptional value and comfort. Located in an unbeatable area, you'll love being within walking distance of the ViVo Centre, Country Hills Town Centre, and local elementary and junior high schools. This bright and airy third-floor unit spans 1040 sq. ft., offering an open-concept layout that maximizes space and functionality. Step out onto the sunny south-facing balcony and take in the peaceful views of the beautifully landscaped courtyard—a perfect place to unwind or entertain. The kitchen is a cook's dream, featuring abundant cabinetry, ample counter space, and an additional eating bar, making it ideal for both meal prep and casual dining. The spacious living room invites relaxation with a cozy gas fireplace, perfect for those cooler evenings. Hosting friends and family is a breeze with the generous dining area, providing plenty of room for everyone to gather. A large pantry adds convenience, providing extra storage, and it also houses the in-suite laundry for added practicality. The primary bedroom is a true retreat, offering ample space, a walk-in closet, and a private 4-piece ensuite. This unit is thoughtfully designed with mobility in mind, including extra safety bars and an open, easy-flow layout. The second bedroom is also generously sized and features its own closet. A second 4-piece bathroom completes the home, offering extra comfort and convenience for guests. Step outside to your private patio, an ideal spot for BBQs, enjoying the outdoors, and relaxing in peace and privacy. Additional perks include a separate storage area for seasonal

items and an assigned parking stall conveniently located near the entry. Plus, the elevator is just a short walk from your door—making it even easier to come and go. This unit is a fantastic value for first-time buyers, young professionals, those looking to downsize, or anyone seeking a solid investment property. Book your viewing today and experience all that this wonderful condo has to offer!