



**204, 9 Country Village Bay NE  
Calgary, Alberta**

**MLS # A2192804**



**\$299,000**

<b>Division:</b>	Country Hills Village		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment		
<b>Size:</b>	884 sq.ft.	<b>Age:</b>	2000 (25 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Assigned, Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 514
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Vinyl Siding, Wood Frame	<b>Zoning:</b>	DC (pre 1P2007)
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Granite Counters, Open Floorplan, Recessed Lighting, Stone Counters		

**Inclusions:** none

| SUPREME LOCATION | 2nd FLOOR | LARGE 2 BED 1 BATH UNIT | SEPARATE LARGE STORAGE LOCKER | \*\*\*PRICED TO SELL UNDER CITY ASSESSED VALUE! \*\* Welcome to the sought-after community of Country Hills Village - where you have a plethora of amenities to enjoy nearby like theatres, grocery, restaurants, Ponds & more. Step inside and find yourself in a unit that has been lovingly cared for over the years. With almost 900 sq ft this unit offers a spacious living area with an open floorplan, New vinyl plank flooring throughout the front entry, living room, kitchen and hallways! The large balcony sliding doors let in plenty of sunlight and lead to a spacious covered balcony perfect for BBQing or lounging in the midday sun. The kitchen has beautiful white cabinetry with full ceramic tile backsplash, contrasting black and stainless steel appliances, ample cabinet space and a Corner white granite island to enjoy food on the go or for extra prep space. Down the hall are 2 bedrooms. The primary is large and can easily fit a king bed. Just adjacent is the double-sided closet, and a cheater door to the full bath. The full bathroom has been recently renovated with quartz countertops, a new sink, slate tile floors and a fully tiled shower/bath combo. This unit is completed with an in-suite laundry, separate storage room, surface parking and visitor parking. Come view this beautiful turnkey unit in Country Hills Village! Make sure to view the VIDEO TOUR! \*\*\*OPEN HOUSE SUNDAY FEB 16th 2:30-4:30PM \*\*\*