



GRASSROOTS
REALTY GROUP

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104, 9 Country Village Bay NE
Calgary, Alberta

MLS # A2207821



\$279,900

Division:	Country Hills Village		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	879 sq.ft.	Age:	2000 (25 yrs old)
Beds:	2	Baths:	1
Garage:	Assigned, Parking Lot, Plug-In, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 514
Basement:	-	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Walk-In Closet(s)		

Inclusions: Dishwasher, Washer/Dryer, Electric Stove, Microwave, Refrigerator, Window Coverings

This charming 2-bedroom, 1-bath condo in the desirable community of Country Hills Village offers just under 900 sq. ft. of bright, open living space. Step inside to a spacious open-concept living and dining area that's perfect for both relaxing and entertaining. The cozy living room is bathed in natural light, creating a warm, inviting atmosphere. The bright and functional kitchen features newer appliances, including a dishwasher and stove, ideal for both quick meals and cooking for guests. The primary bedroom includes a walk-in closet, providing excellent storage space, and both bedrooms are generously sized with plenty of room to personalize. Additional conveniences include in-suite laundry and extra storage both within the unit and in a separate storage area in the building. Enjoy the outdoors on your private ground-floor patio, a great space for your morning coffee or evening relaxation. With easy access to public transport, shopping, dining, and more, this condo offers an exceptional combination of comfort and convenience. Newport Sound is truly the perfect place to call home. Schedule your viewing today!