

1309, 17 Country Village Bay NE Calgary, Alberta

MLS # A2326713

\$248,900



Division:	Country Hills Village		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	844 sq.ft.	Age:	2003 (23 yrs old)
Beds:	2	Baths:	2
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Standard	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 682
Basement:	-	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	No Smoking Home, Open Floorplan		
Inclusions:	None		

Nearly 850 sq. ft. of thoughtfully designed, open-concept living space welcomes you with brand-new bedroom carpets and fresh paint — both less than a year old — in a layout that simply feels bigger than it measures. Bright and spacious, this 2-bedroom, 2-bathroom condo in the heart of Country Hills Village creates an inviting atmosphere that's easy to make your own. The sun-drenched living and dining area flows effortlessly together, making everyday living and entertaining equally comfortable. The well-appointed kitchen keeps everything within reach, while the primary bedroom features a walk-in closet and a private 4-piece ensuite — a rare and appreciated touch at this price point. Your second bedroom is generously sized and conveniently served by a second full 4-piece bathroom. In-suite full-sized washer and dryer (nearly brand new) mean laundry stays private, and your titled underground parking stall keeps your vehicle sheltered from Calgary's unpredictable winters. Step out onto your south-facing balcony and take in those downtown skyline views with your morning coffee. With Deerfoot Trail, Stoney Trail, a Park & Ride station, shopping, dining, a movie theatre, and a playground all within easy reach, the location truly delivers. And with condo fees that cover electricity, gas, heat, water, sewer, insurance, and more — your monthly costs are refreshingly predictable. First-time buyer, investor, or downsizer — this one checks every box. Book your private showing today!