

201, 162 Country Village Circle NE
Calgary, Alberta

MLS # A2327635



\$317,900

Division:	Country Hills Village		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	925 sq.ft.	Age:	2007 (19 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Titled		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Linoleum, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 601
Basement:	-	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	DC (pre 1P2007)
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Closet Organizers, Open Floorplan, Walk-In Closet(s)		

Inclusions: None

OPEN HOUSE Sunday 2:30-4:00 p.m. Welcome to this well-maintained condo offering a functional layout, comfortable living spaces, and an unbeatable location right next to the scenic Country Hills Village Pond. Freshly painted prior to listing, the unit shows beautifully and is move-in ready. As you step inside, you're greeted by a convenient coat closet and a laundry room that doubles as extra storage. The hallway features a built-in desk area, perfect for working from home or keeping life organized. The kitchen comes equipped with a pantry, breakfast bar, microwave hood fan, dishwasher, and a brand new stainless steel electric stove and refrigerator, and flows into a separate dining room. From there, step into the large, bright living room that opens up to the covered balcony at the end, the ideal spot to relax, entertain, or enjoy your morning coffee. Down the hall, the large primary suite features a walk-in closet and a private 4-piece ensuite. The second bedroom is conveniently located near a 3-piece bathroom with a walk-in shower. Enjoy central air with three mini-splits, offering temperature controls in both bedrooms and the living room area. One of the standout features of this home is a rare two titled parking stalls. The underground stall is oversized and located right across from the elevator doors, no long walks with groceries, and the surface stall is just steps from the front door. Residents also enjoy bicycle storage, a storage room, and a charming outdoor gazebo. This is a pet-friendly building with quick possession available. Just a short walk to Country Village Shopping Centre, with easy access to Country Hills Boulevard and Deerfoot Trail. Enjoy the pathway system around the pond, perfect for morning walks, evening strolls, or letting the dog stretch their legs. See the virtual tour in the links. Book your exclusive tour today! Note new stainless steel fridge and stove photos will

be updated shortly (original are posted).