

**1309, 17 Country Village Bay NE**  
**Calgary, Alberta**

**MLS # A2203603**



**\$304,990**

<b>Division:</b>	Country Hills Village		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	844 sq.ft.	<b>Age:</b>	2003 (22 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Titled, Underground		
<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>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 682
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	See Remarks	<b>Zoning:</b>	DC
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home		

**Inclusions:** NA

This 2-bedroom, 2-bathroom condo offers nearly 850 sq. ft. of comfortable living space, now featuring brand-new carpets in the bedrooms and fresh paint throughout. The open-concept layout enhances the sense of space, creating a bright and inviting atmosphere ready for you to make it your own. Enjoy breathtaking, unobstructed views of Calgary's iconic downtown skyline. Ideally situated in Country Hills Village, this prime location provides easy access to Deerfoot Trail and Stoney Trail for a seamless commute. Public transit is a breeze with nearby bus stops and a Park & Ride station, while shopping, dining, a movie theater, and recreational facilities are just steps away. Additional conveniences include a full-sized in-suite washer and dryer, plus a titled underground parking spot—no more worries about Calgary's unpredictable weather. Whether you're a first-time buyer, downsizer, or investor, this is an excellent opportunity to own in one of Calgary's most desirable communities. Don't miss out—schedule your showing today! Notes: 1)Electricity is also included in the Condo Fees. 2)Full size Washer and Dryer are nearly brand new.