

1309, 17 Country Village Bay NE  
Calgary, Alberta

MLS # A2203603



**\$294,900**

|                  |                                    |               |                   |
|------------------|------------------------------------|---------------|-------------------|
| <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 |                   |        |

|                    |    |
|--------------------|----|
| <b>Inclusions:</b> | NA |
|--------------------|----|

Your search ends here! This beautifully refreshed 844 sq. ft. condo offers an ideal layout with 2 bedrooms and 2 full bathrooms in a bright, open-concept design. Recently updated with new bedroom carpet and fresh paint throughout, this home exudes comfort and style. Enjoy the convenience of full-sized in-suite laundry, a titled underground parking stall, and quick access to both Deerfoot and Stoney Trail. Located steps from premium shopping, dining, and entertainment, this home is perfect for first-time buyers, downsizers, or investors looking for value in a highly connected Calgary community. Don't miss out—book your private showing today! Notes: 1)Electricity is also included in the Condo Fees. 2)Full size Washer and Dryer are nearly brand new.