

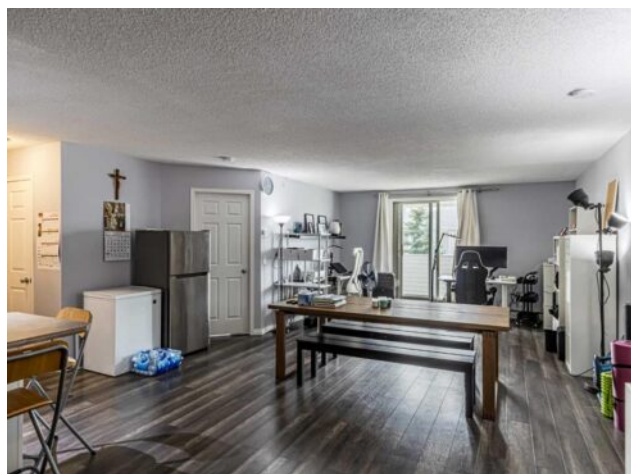


GRASSROOTS
REALTY GROUP

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407, 9 Country Village Bay NE
Calgary, Alberta

MLS # A2330477



\$312,900

Division:	Country Hills Village		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,047 sq.ft.	Age:	2000 (26 yrs old)
Beds:	2	Baths:	2
Garage:	Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air
Floors:	Vinyl Plank
Roof:	-
Basement:	-
Exterior:	Brick, Vinyl Siding, Wood Frame
Foundation:	-
Features:	No Animal Home, No Smoking Home, Open Floorplan, See Remarks

Water:	-
Sewer:	-
Condo Fee:	\$ 636
LLD:	-
Zoning:	DC
Utilities:	-

Inclusions: N/A

Welcome to this spacious and beautifully updated 2-bedroom, 2-bathroom condo in the highly desirable community of Country Hills Village. Offering one of the largest floor plans in the complex, this exceptional home provides an ideal combination of comfort, style, and convenience. Step inside to discover a bright, open-concept layout featuring recently upgraded flooring, fresh modern paint, and updated appliances, creating a move-in-ready space you'll be proud to call home. The well-designed kitchen flows seamlessly into the generous living and dining areas, making it perfect for everyday living and entertaining alike. The primary bedroom offers a peaceful retreat with ample closet space and a private ensuite, while the second bedroom and full bathroom provide flexibility for family, guests, or a home office. Large windows fill the home with natural light, and the south-facing exposure overlooks the beautifully landscaped courtyard, offering sunshine throughout the day and a relaxing outdoor view. This well-maintained condo also includes the convenience of in-suite laundry and is ideally situated close to everything you need. Enjoy walking distance to schools, shopping centres, restaurants, parks, public transit, and a wide variety of everyday amenities. Major roadways are just minutes away, making commuting throughout Calgary quick and convenient. Whether you're a first-time home buyer, downsizer, or investor, this outstanding property offers incredible value in one of northwest Calgary's most sought-after communities. With its generous size, tasteful upgrades, sunny south-facing location, and unbeatable proximity to shopping, recreation, and services, this condo is a fantastic opportunity you won't want to miss. Don't miss your chance to own one of the largest and most desirable units in the

complex—book your private showing today!