



GRASSROOTS
REALTY GROUP

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201, 20 Country Hills View NW
Calgary, Alberta

MLS # A2333972



\$299,900

Division:	Country Hills		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	822 sq.ft.	Age:	1999 (27 yrs old)
Beds:	2	Baths:	2
Garage:	Covered, Enclosed, Heated Garage, Parkade, Secured		
Lot Size:	-		
Lot Feat:	-		

Heating: Baseboard, Natural Gas

Floors: Carpet, Ceramic Tile

Roof: Asphalt Shingle

Basement: -

Exterior: See Remarks, Stucco, Wood Frame

Foundation: -

Features: Ceiling Fan(s), Kitchen Island, Laminate Counters, No Animal Home, Vinyl Windows

Water: -

Sewer: -

Condo Fee: \$ 513

LLD: -

Zoning: M-C1 d75

Utilities: -

Inclusions: n/a

Welcome home to easy, low-maintenance living in vibrant Country Hills. Positioned on the second floor, this immaculate 821 sq. ft. residence features 2 bedrooms and 2 full bathrooms, designed to maximize both comfort and functionality. Bathed in natural light from bright, south-facing windows, the layout opens into a spacious living area centered around a charming corner fireplace. The kitchen integrates smoothly into the main living zone, creating a modern, welcoming atmosphere for day-to-day life and weekend hosting. Flexibility is built right in—the second bedroom boasts a Murphy bed, effortlessly transitioning from a sleek work-from-home space to a cozy guest room as needed. Completing the package is titled underground parking, offering peace of mind and protection from winter weather. A fantastic place to call home!