

# \$319,900 - 1313, 17 Country Village Bay Ne, Calgary

MLS® #A2222242

**\$319,900**

2 Bedroom, 2.00 Bathroom, 973 sqft

Residential on 0.00 Acres

Country Hills Village, Calgary, Alberta

All utilities included! This well appointed two bedroom, two bathroom plus den condo offers a spacious and functional layout with just under 1,000 sq.ft. of comfortable living space, no additional expenses when your condo fee covers all utilities. Situated on the third floor with no unit above, the unit boasts an open concept living and dining area, perfect for both relaxing and entertaining. The well equipped kitchen features ample cabinetry and counter space, while the living room opens onto an oversized private balcony with BBQ hookup along with your storage space, ideal for enjoying your morning coffee or evening sunset. The primary bedroom includes a walk through closet and private 4-piece ensuite, while the second bedroom is generously sized and located across from the second full bathroom, offering privacy and convenience for guests or roommates. The den provides flexible space for a home office, reading nook, or additional storage. In-suite laundry and a dedicated parking stall complete this turnkey home with updated appliances (a few years old), newer flooring and partial new blinds. Located in the highly desirable Country Hills Village, this condo offers scenic walking paths around the nearby lake, proximity to schools and convenient access to shopping, restaurants and public transit. Residents enjoy being moments from Vivo Recreation Centre, Landmark Cinemas, Superstore and Country Hills Town Centre. The community also provides easy access to major roadways,



including Deerfoot Trail, Stoney Trail and is just a short drive to Calgary International Airport. Whether you're a first time home buyer, young professional, family or investor, this well maintained unit presents a fantastic opportunity in a sought after location. Book your private showing today!

Built in 2003

### Essential Information

MLS® #	A2222242
Price	\$319,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	973
Acres	0.00
Year Built	2003
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### Community Information

Address	1313, 17 Country Village Bay Ne
Subdivision	Country Hills Village
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3K 5Z3

### Amenities

Amenities	Elevator(s), Parking, Recreation Facilities, Storage
Parking Spaces	1
Parking	Underground

### Interior

Interior Features	Breakfast Bar, High Ceilings, Kitchen Island, No Animal Home, No
-------------------	--

	Smoking Home, Open Floorplan
Appliances	Dishwasher, Dryer, Electric Range, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Baseboard
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
# of Stories	4

## Exterior

Exterior Features	Balcony, BBQ gas line
Construction	Brick, Vinyl Siding, Wood Frame

## Additional Information

Date Listed	May 16th, 2025
Days on Market	2
Zoning	DC

## Listing Details

Listing Office	RE/MAX Real Estate (Central)
----------------	------------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.