

# \$374,900 - 109, 8 Country Village Bay Ne, Calgary

MLS® #A2227796

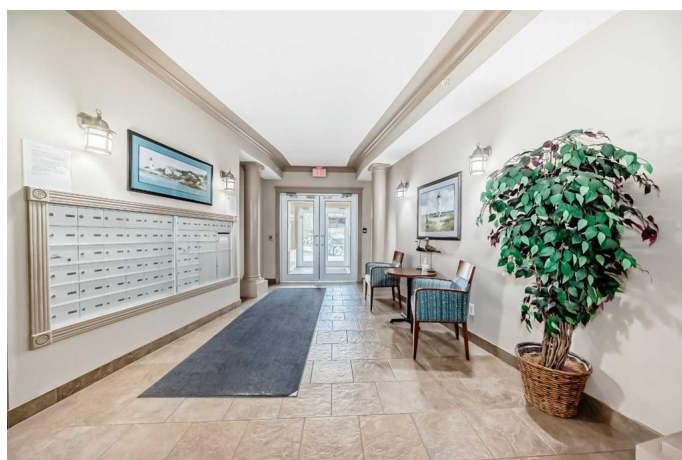
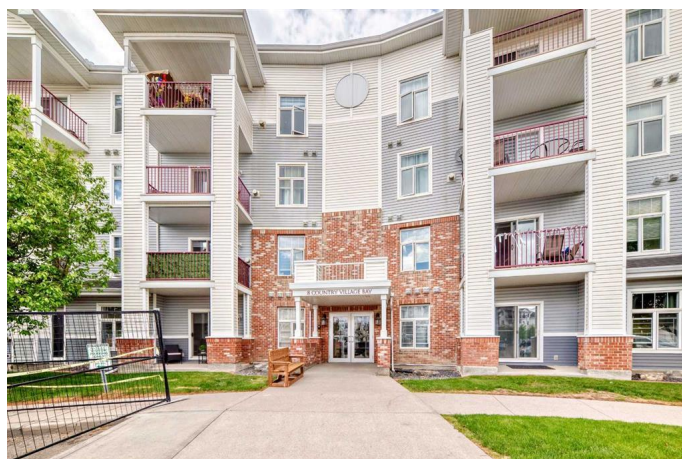
**\$374,900**

2 Bedroom, 2.00 Bathroom, 1,015 sqft

Residential on 0.00 Acres

Country Hills Village, Calgary, Alberta

This beautiful & immaculate 2-bedroom, 2-bathroom ground floor unit is nestled in an exclusive adult 55+ building. Features include, gas fireplace, walkthrough closet, renovated shower, 2 titled underground heated parking stalls, storage in the unit and secured storage on the 4th floor. This unit is bright & spacious, complimented by warm vinyl plank flooring flowing throughout with an abundance of windows, the space is flooded with natural light, creating a warm and inviting atmosphere to live and entertain. Plus, youâ€™ll love the serene views of the picturesque pond right outside your window. The kitchen is a cooks dream with a huge island providing plenty of counterpace and cabinets ensuring you have everything you need right at your fingertips. The Common areas include a main floor social room with a well stocked kitchen, fireplace and pool table along with the fabulous 2nd floor library overlooking the pond. Convenience is key and this location will not disappoint, youâ€™re just a 2-minute walk away from a variety of shopping options, making errands a breeze. Donâ€™t miss out on the chance to call this exceptional condo your new home.



Built in 2001

## Essential Information

MLS® # A2227796

Price \$374,900

Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,015
Acres	0.00
Year Built	2001
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### **Community Information**

Address	109, 8 Country Village Bay Ne
Subdivision	Country Hills Village
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3K 5J7

### **Amenities**

Amenities	Elevator(s), Gazebo, Park, Playground, Secured Parking, Snow Removal, Storage, Visitor Parking
Parking Spaces	2
Parking	Heated Garage, Titled, Underground
# of Garages	2

### **Interior**

Interior Features	Ceiling Fan(s), Elevator, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Storage, Walk-In Closet(s)
Appliances	Dishwasher, Electric Range, Garage Control(s), Garburator, Refrigerator, Washer/Dryer Stacked, Window Coverings
Heating	Baseboard, Fireplace(s), Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
# of Stories	4

### **Exterior**

Exterior Features	BBQ gas line, Courtyard, Playground, Storage
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	June 4th, 2025
Days on Market	16
Zoning	DC (pre 1P2007)

### **Listing Details**

Listing Office	TREC The Real Estate Company
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