

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

MLS® #A2227796

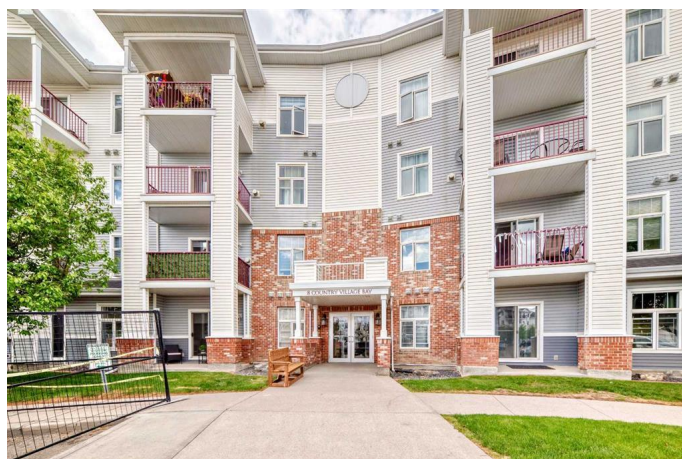
**\$374,900**

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

### **Interior**

Interior Features	Ceiling Fan(s), High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Storage, Walk-In Closet(s), Elevator
Appliances	Dishwasher, Electric Range, Garage Control(s), 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	24
Zoning	DC (pre 1P2007)

### **Listing Details**

Listing Office	TREC The Real Estate Company
----------------	------------------------------

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.