

**1305, 151 Country Village Road NE**  
**Calgary, Alberta**

**MLS # A2160994**



**\$430,000**

<b>Division:</b>	Country Hills Village		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment		
<b>Size:</b>	1,067 sq.ft.	<b>Age:</b>	2004 (20 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Heated Garage, Stall, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Hot Water	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 710
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Vinyl Siding, Wood Frame	<b>Zoning:</b>	DC (pre 1P2007)
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters, No Animal Home, No Smoking Home		

**Inclusions:** N/A

Welcome to adult living at it's finest. This unit, offered by the original owner is in immaculate, move in ready condition. Features include large front entry, in suite laundry and storage. Bright kitchen with white appliances, lots of cupboards and granite counters. Generous eating area, bright living room with cozy electric fireplace, large windows and access to private balcony. The spacious master bedroom offers 2 closets, ensuite with soaker tub, stand alone shower and large vanity. The generous second bedroom has access to main 3 pc. bathroom. This unit has central air conditioning and a nice combination of laminate, lino and ceramic tile flooring. This building has so much to offer. Just a few of these amenities are indoor pool & hot tub, movie theater, exercise room, library, bowling alley, guest suites on each floor, workshop and many more features. This unit comes with 1 titled parking stall and storage unit. Other stalls are available for rent. Minutes to the airport, shopping, transit, pathways and restaurants. Condo fee includes everything but telephone and internet. Please note the condo fee for this unit will remain the same in 2025. This is truly a must view property.