

# \$299,900 - 1313, 17 Country Village Bay Ne, Calgary

MLS® #A2228416

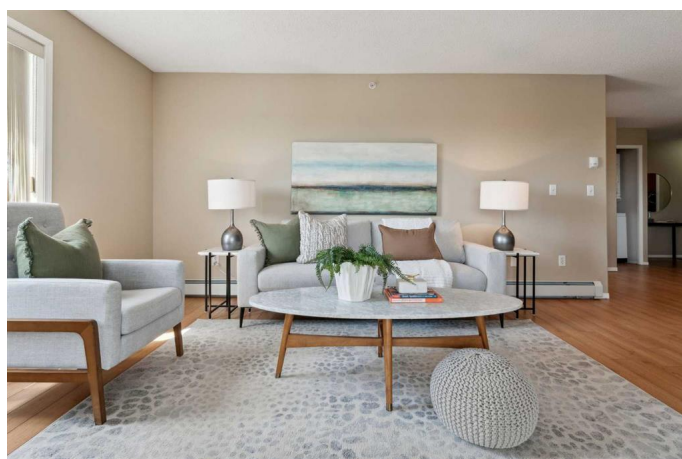
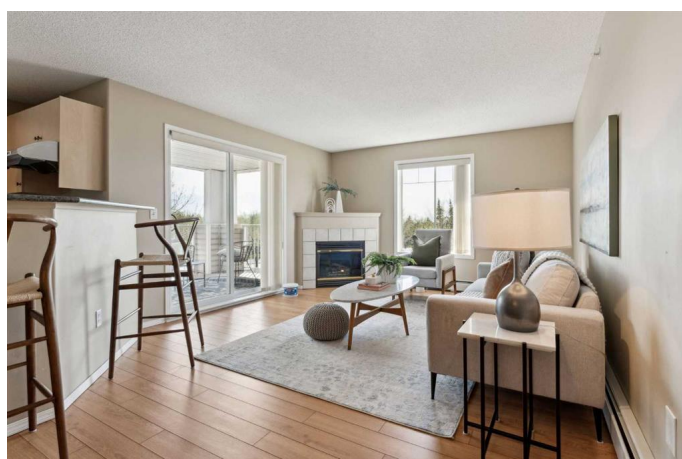
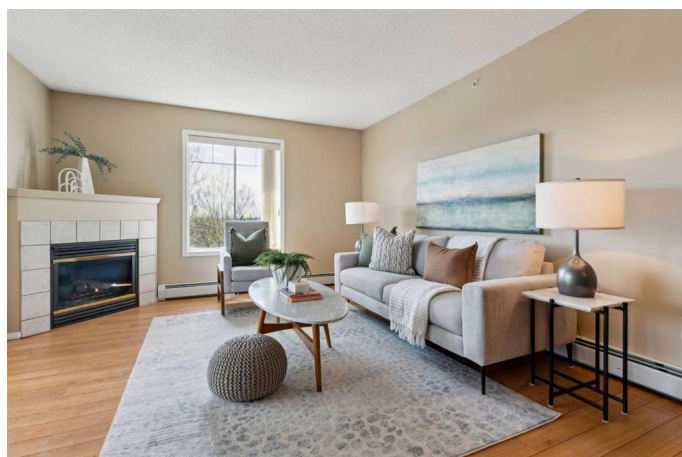
**\$299,900**

2 Bedroom, 2.00 Bathroom, 973 sqft

Residential on 0.00 Acres

Country Hills Village, Calgary, Alberta

All Utilities Included, top floor, corner unit with underground parking! This spacious and thoughtfully designed two bedroom, two bathroom plus den corner unit offers nearly 1,000 sq.ft. of comfortable living with the added value of all utilities covered by the condo fees—eliminating any surprise monthly costs. Ideally located on the third floor with no unit above, this home boasts an open concept layout featuring a bright living and dining area, perfect for everyday living and entertaining. The kitchen offers generous cabinetry and counter space, while the living room flows seamlessly onto an oversized private wrap around balcony with BBQ hookup and an attached storage room, ideal for enjoying morning coffee or evening sunsets. The primary bedroom includes a walk-through closet and a private 4-piece ensuite. The second bedroom is well-sized and thoughtfully positioned across from the second full bathroom, offering privacy for guests or roommates. The versatile den is perfect for a home office, study nook, or additional storage. Additional highlights include in-suite laundry, a dedicated parking stall, updated appliances, newer flooring, partial new window coverings, and ample storage. Located in the highly sought-after community of Country Hills Village, residents enjoy beautiful walking paths around the community lake, close proximity to schools, and easy access to shopping, dining, and public transit. You're just minutes from Vivo Recreation Centre, Landmark Cinemas,



Superstore, and the Country Hills Town Centre. With quick access to Deerfoot Trail, Stoney Trail, and Calgary International Airport, this location is ideal for commuters and frequent travelers. Whether you're a first-time homebuyer, professional, family or investor, this well-maintained unit presents an exceptional opportunity. Schedule your private showing today!

Built in 2003

### Essential Information

MLS® #	A2228416
Price	\$299,900
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), Other, Secured Parking
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, 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, Storage
Construction	Brick, Vinyl Siding, Wood Frame

## Additional Information

Date Listed	June 5th, 2025
Days on Market	12
Zoning	DC

## Listing Details

Listing Office	RE/MAX First
----------------	--------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.