

\$289,900 - 1309, 17 Country Village Bay Ne, Calgary

MLS® #A2203603

\$289,900

2 Bedroom, 2.00 Bathroom, 844 sqft

Residential on 0.00 Acres

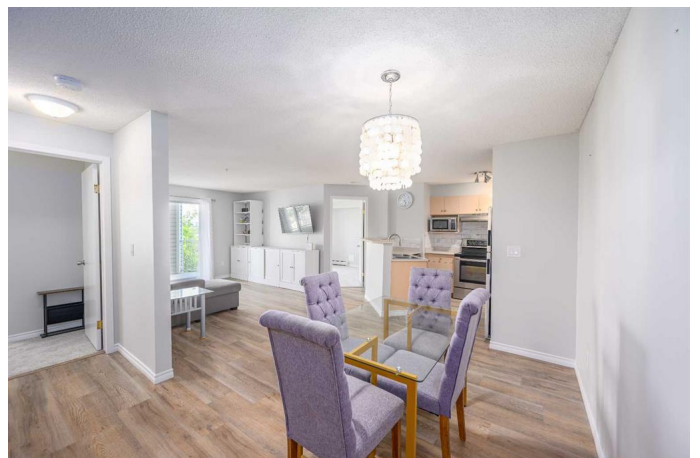
Country Hills Village, Calgary, Alberta

Limited-Time Offer: Seller Will Pay 6 Months of Condo Fees! That's a \$4,100 value offering real savings and lower monthly costs for the new owner. A smarter alternative to a price drop, this incentive puts money back in your pocket and makes this already well-priced condo an even better deal. Don't miss out! Your search ends here! This beautifully refreshed 844 sq. ft. condo offers a smart layout with 2 bedrooms and 2 full bathrooms in a bright, open-concept design. Recent updates include brand-new bedroom carpet and fresh paint throughout, creating a move-in-ready space that blends comfort and style.

Enjoy the convenience of full-sized in-suite laundry, a titled underground parking stall, and electricity included in the condo fees a rare and valuable bonus that keeps monthly costs predictable.

Step outside and discover the beautifully maintained grounds featuring serene walking paths, a tranquil pond with a fountain, and a charming gazebo perfect for morning coffees or quiet evenings outdoors. Nearby playgrounds and open green spaces add to the welcoming, community-focused atmosphere.

With quick access to Deerfoot and Stoney Trail and just minutes from premium shopping, dining, and entertainment, this location offers unbeatable value for first-time buyers,



CONDO FEES INCLUDE ALL UTILITIES (HEAT, ELECTRICITY, WATER, ETC)

downsizers, or investors looking for comfort and connectivity in a vibrant Calgary community.

Don't miss out! Book your private showing today!

Notes:

1) Electricity included in Condo Fees; 2) Nearly new full-size washer and dryer included; 3) You may keep all furnitures if you need them.

Built in 2003

Essential Information

MLS® #	A2203603
Price	\$289,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	844
Acres	0.00
Year Built	2003
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

Community Information

Address	1309, 17 Country Village Bay Ne
Subdivision	Country Hills Village
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3K 5Z3

Amenities

Amenities	Elevator(s), Parking, Park, Snow Removal, Trash, Visitor Parking
Parking Spaces	1

Parking	Titled, Underground
---------	---------------------

Interior

Interior Features	No Animal Home, No Smoking Home
Appliances	Refrigerator, Dishwasher, Dryer, Electric Range, Microwave, Washer
Heating	Baseboard
Cooling	None
# of Stories	4

Exterior

Exterior Features	Balcony
Roof	Asphalt Shingle
Construction	See Remarks
Foundation	Poured Concrete

Additional Information

Date Listed	March 23rd, 2025
Days on Market	105
Zoning	DC

Listing Details

Listing Office	CIR Realty
----------------	------------

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.