

# \$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, you'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, you're just a 2-minute walk away from a variety of shopping options, making errands a breeze. Don'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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