1309, 17 Country Village Bay NE Calgary, Alberta

MLS # A2173154

$328,800

Division:	Country Hills Village
Type:	Residential/Low Rise (2-4 stories)
Style:	Low-Rise(1-4)

Size:	844 sq.ft.	**Age:**	2003 (21 yrs old)
Beds:	2	**Baths:**	2

Garage:	Titled, Underground
Lot Size:	-
Lot Feat:	-

Heating:	Baseboard	**Water:**	-
Floors:	Carpet, Ceramic Tile, Laminate	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	$ 682
Basement:	-	**LLD:**	-
Exterior:	See Remarks	**Zoning:**	DC
Foundation:	Poured Concrete	**Utilities:**	-
Features:	No Animal Home, No Smoking Home		

Inclusions:	NA

Actively listed on AirBnB with a very high occupancy rate, this Condo Unit can be your home or a profitable investment. Urban Oasis in Country Hills Village: Your Gateway to Calgary Living. Discover the perfect blend of city convenience and suburban tranquility in this sun-soaked 2-bedroom, 2-bathroom condo. Step inside to find an intelligently designed open floor plan adorned with neutral décor, offering a blank canvas for your personal style. The functional layout maximizes every square foot, creating a space that's both inviting and efficient. Location is the star here. Enjoy unparalleled access to Calgary's major arteries with Deerfoot Trail and Stoney Trail mere minutes away. For daily conveniences, stroll to nearby groceries, catch the latest blockbuster at the local theater, or hop on a bus at one of the many nearby stops. Fitness enthusiasts will appreciate the proximity to the recreation center, perfect for maintaining an active lifestyle. After a day of exploring or commuting, retreat to your urban sanctuary. With one titled underground parking spot, you'll never worry about Calgary's unpredictable weather affecting your routine. This Country Hills Village gem offers the ideal combination of accessibility and comfort. Don't miss your chance to embrace the best of Calgary living – whether as your new home or as a lucrative investment property with proven AirBnB success. Your slice of Calgary's real estate market awaits!