

## 408 Country Village Cape NE Calgary, Alberta

**MLS # A2217901**


# \$399,900

<b>Division:</b>	Country Hills Village		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,065 sq.ft.	<b>Age:</b>	2003 (22 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Driveway, Single Garage Attached		
<b>Lot Size:</b>	0.04 Acre		
<b>Lot Feat:</b>	Interior Lot, Level, Rectangular Lot, See Remarks		

**Heating:** Forced Air, Natural Gas

**Water:** -

**Floors:** Carpet, Ceramic Tile, Vinyl Plank

**Sewer:** -

**Roof:** Asphalt Shingle

**Condo Fee:** \$ 312

**Basement:** Full, Partially Finished

**LLD:** -

**Exterior:** Vinyl Siding, Wood Frame

**Zoning:** DC

**Foundation:** Poured Concrete

**Utilities:** -

**Features:** Breakfast Bar, No Animal Home, Quartz Counters, See Remarks, Vinyl Windows

**Inclusions:** Wall mounts for TVs

OPEN HOUSE SUNDAY 1-4 pm If visitor parking is full, pls park outside complex . This first-time townhouse (or investment property) has been updated and lovingly maintained, and more improvements have been completed. With added modern light fixtures (2 options for white or warm lights and dimmer switches to many fixtures). This unit has two very good-sized bedrooms with a full bath up and a 2 pc powder room on the main floor. Newer kitchen, modern neutral LVP flooring and neutral grey carpet on stairs and second floor), stainless steel appliances in kitchen, all in 2019. It has a terrific layout with a patio door to your ground-level patio that backs onto a paved walkway. The basement is partially developed as a rec room, with drywall (open ceiling), and all electrical was done with permits. New hot water tank recently, and the furnace has just been serviced. You can complete this area to your own preference.. Lowest price in the complex and nice quiet locations there. The complex is pet-friendly with board approval. Playgrounds, schools, with lots of shopping and amenities close by. Any hail damage from last year is being dealt with by the condo board. Siding is done. New screens have been installed. Dower applies. Title, RPR from 2019 to be accepted by buyer (pls add in 9.3) with no changes. Bylaws, floor plan, pet policy, and RMS in supplements.