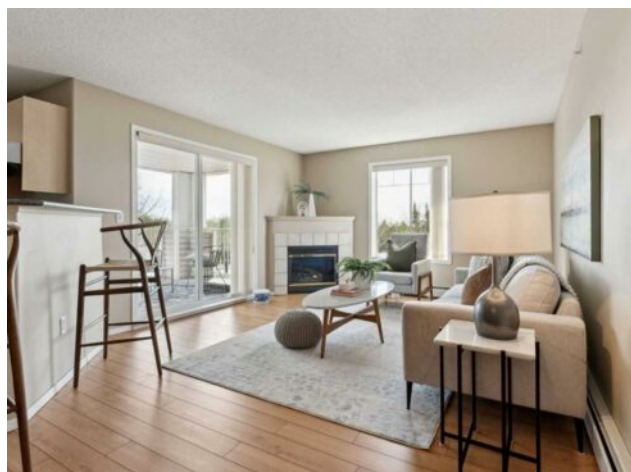


**1313, 17 Country Village Bay NE
Calgary, Alberta**

MLS # A2222242



\$319,900

Division:	Country Hills Village		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	973 sq.ft.	Age:	2003 (22 yrs old)
Beds:	2	Baths:	2
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 776
Basement:	-	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan		

Inclusions: N/A

All Utilities Included! 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 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!