

1412, 17 Country Village Bay NE
Calgary, Alberta

MLS # A2222824



\$324,000

Division:	Country Hills Village		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	935 sq.ft.	Age:	2003 (22 yrs old)
Beds:	2	Baths:	2
Garage:	Additional Parking, Assigned, Secured, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 742
Basement:	-	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Storage		

Inclusions: Shelf in Storage room, storage shelves

TOP FLOOR!! CORNER UNIT!!! ALL UTILITIES INCLUDED IN CONDO FEES!! ! Thoughtfully designed 2 bed, 2 bath condo with almost 1000 sq ft of open-concept living. This top-floor (4th floor), north-facing end unit in the Newport Point complex offers a spacious layout, ample in-unit storage, and a private balcony with views of beautifully landscaped grounds and sparkling lake views. Enjoy a quiet, well-maintained building with friendly neighbors and secure, heated underground parking. Recently upgraded with gleaming LVP flooring, modern LED lighting, chrome hardware, stainless steel appliances, and quartz countertops. The bright, open kitchen with a sit up island seamlessly connects to the living and dining areas, perfect for entertaining. The primary suite features a large walk-in closet and a 4-piece ensuite, while the second bedroom offers flexibility as a guest room, home office, or study. Additional coat closet and laundry/storage room provide great space and functionality. Enjoy easy access to walking trails, the serene lake, Vivo Rec Centre, Superstore, Landmark Cinemas, and Country Hills Towne Centre. Minutes to Deerfoot Trail, Stoney Trail, and the Calgary International Airport. Condo fees include ELECTRICITY, GAS, WATER/SEWER, HEAT & HOA FEES FOR LAKE ACCESS—offering incredible value! This is a fantastic opportunity for anyone seeking a low-maintenance, move-in-ready home in a secure and convenient location. Pets allowed with board approval. Come and see this gem today!