

# \$305,000 - 2249, 151 Country Village Road Ne, Calgary

MLS® #A2190483

**\$305,000**

1 Bedroom, 1.00 Bathroom, 719 sqft  
Residential on 0.00 Acres

Country Hills Village, Calgary, Alberta

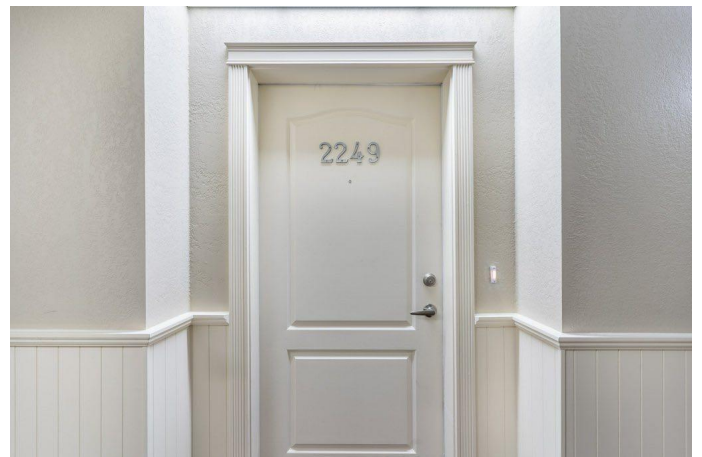
Welcome to your perfect new home in the prestigious Country Estates on the Cove, a 40+ Adult Living complex. This well-maintained 1-bedroom, 1-bathroom condo offers over 700 square feet of living space with a coveted southeast-facing balcony.

The open-concept layout means nobody misses out on the party. From the spacious kitchen with light-wood cabinetry and white appliances to the dining/living room flow, whether you're on your own or having family round for a visit everybody will be comfortable in this space.

In-suite laundry, central air conditioning, a step in tub and your titled parking spot (on P2 just outside stairwell 7) makes everything about living here convenient. And the retractable shade on the balcony means you can enjoy that space even in the heat of the day.

Don't ever be bored with amenities and activities just outside your door. This beautiful condo complex features a swimming pool with 2 hot tubs, a wood working shop, a theatre, bowling alley and coffee stop. Not to mention the 2 libraries where you can swap books and for those events you want to host but your unit isn't large enough there's a gazebo in the courtyard that you can rent for special occasions.

Located in the thriving Country Hills Village



community, you're close to shopping, dining, transit, and essential services. The building features include secure entry, elevator access, professional on-site management, and well-maintained common areas. Condo fees include heat, water, electricity and all amenity and common-area maintenance.

Built in 2003

### **Essential Information**

MLS® #	A2190483
Price	\$305,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	719
Acres	0.00
Year Built	2003
Type	Residential
Sub-Type	Apartment
Style	Low-Rise(1-4)
Status	Active

### **Community Information**

Address	2249, 151 Country Village Road Ne
Subdivision	Country Hills Village
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2K 2K9

### **Amenities**

Amenities	Car Wash, Elevator(s), Fitness Center, Party Room, Snow Removal, Trash, Visitor Parking, Workshop, Gazebo, Garbage Chute, Indoor Pool, Spa/Hot Tub
Parking Spaces	1
Parking	Underground
# of Garages	1

Has Pool Yes

### **Interior**

Interior Features No Animal Home, No Smoking Home

Appliances Dishwasher, Electric Range, Refrigerator, Washer/Dryer, Window Coverings

Heating Boiler, Natural Gas, Radiant

Cooling None

Fireplace Yes

# of Fireplaces 1

Fireplaces Electric

# of Stories 4

### **Exterior**

Exterior Features Courtyard

Roof Flat

Construction Brick, Vinyl Siding, Wood Frame

### **Additional Information**

Date Listed January 27th, 2025

Days on Market 45

Zoning DC (pre 1P2007)

### **Listing Details**

Listing Office CIR Realty

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