

# \$289,900 - 1309, 17 Country Village Bay Ne, Calgary

MLS® #A2203603

**\$289,900**

2 Bedroom, 2.00 Bathroom, 844 sqft

Residential on 0.00 Acres

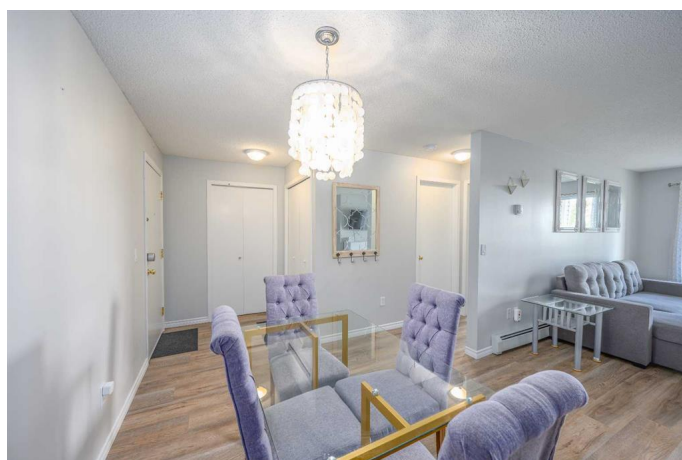
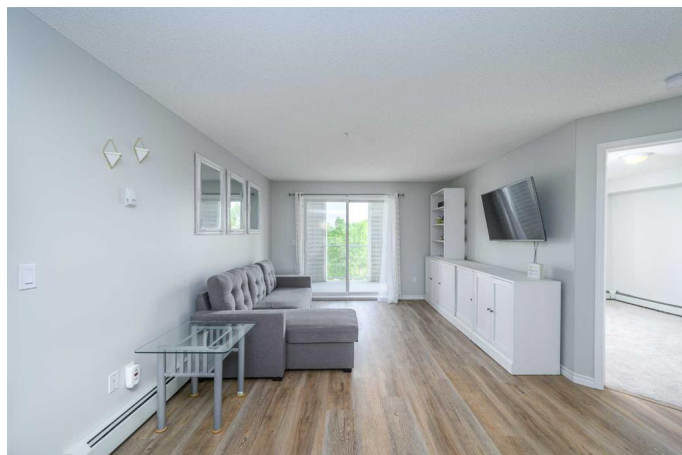
Country Hills Village, Calgary, Alberta

Limited-Time Offer: Seller Will Pay 6 Months of Condo Fees! That's a \$4,000 value offering real savings and lower monthly costs for the new owner. A smarter alternative to a price drop, this incentive puts money back in your pocket and makes this already well-priced condo an even better deal. Don't miss out! Your search ends here! This beautifully refreshed 844 sq. ft. condo offers a smart layout with 2 bedrooms and 2 full bathrooms in a bright, open-concept design. Recent updates include brand-new bedroom carpet and fresh paint throughout, creating a move-in-ready space that blends comfort and style.

Enjoy the convenience of full-sized in-suite laundry, a titled underground parking stall, and electricity included in the condo fees a rare and valuable bonus that keeps monthly costs predictable.

Step outside and discover the beautifully maintained grounds featuring serene walking paths, a tranquil pond with a fountain, and a charming gazebo perfect for morning coffees or quiet evenings outdoors. Nearby playgrounds and open green spaces add to the welcoming, community-focused atmosphere.

With quick access to Deerfoot and Stoney Trail and just minutes from premium shopping, dining, and entertainment, this location offers unbeatable value for first-time buyers,



downsizers, or investors looking for comfort and connectivity in a vibrant Calgary community.

Don't miss out! Book your private showing today!

Notes:

1) Electricity included in Condo Fees; 2) Nearly new full-size washer and dryer included; 3) You may keep all furnitures if you need them.

Built in 2003

**Essential Information**

MLS® #	A2203603
Price	\$289,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	844
Acres	0.00
Year Built	2003
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

**Community Information**

Address	1309, 17 Country Village Bay Ne
Subdivision	Country Hills Village
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3K 5Z3

**Amenities**

Amenities	Park, Parking, Visitor Parking, Elevator(s), Snow Removal, Trash
Parking Spaces	1

Parking                      Titled, Underground

**Interior**

Interior Features      No Animal Home, No Smoking Home  
Appliances              Dishwasher, Dryer, Microwave, Refrigerator, Washer, Electric Range  
Heating                  Baseboard  
Cooling                  None  
# of Stories              4

**Exterior**

Exterior Features      Balcony  
Roof                      Asphalt Shingle  
Construction            See Remarks  
Foundation              Poured Concrete

**Additional Information**

Date Listed              March 23rd, 2025  
Days on Market        111  
Zoning                    DC

**Listing Details**

Listing Office            CIR Realty

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