

**2205, 16 Country Village Bay NE**  
**Calgary, Alberta**

**MLS # A2238655**



**\$230,000**

|                  |                                                      |               |                   |
|------------------|------------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Country Hills Village                                |               |                   |
| <b>Type:</b>     | Residential/Low Rise (2-4 stories)                   |               |                   |
| <b>Style:</b>    | Apartment-Single Level Unit                          |               |                   |
| <b>Size:</b>     | 452 sq.ft.                                           | <b>Age:</b>   | 2004 (21 yrs old) |
| <b>Beds:</b>     | 1                                                    | <b>Baths:</b> | 1                 |
| <b>Garage:</b>   | Heated Garage, Parkade, Secured, Titled, Underground |               |                   |
| <b>Lot Size:</b> | -                                                    |               |                   |
| <b>Lot Feat:</b> | -                                                    |               |                   |

|                    |                                                                                   |                   |                 |
|--------------------|-----------------------------------------------------------------------------------|-------------------|-----------------|
| <b>Heating:</b>    | Baseboard                                                                         | <b>Water:</b>     | -               |
| <b>Floors:</b>     | Carpet, Laminate, Linoleum                                                        | <b>Sewer:</b>     | -               |
| <b>Roof:</b>       | -                                                                                 | <b>Condo Fee:</b> | \$ 372          |
| <b>Basement:</b>   | -                                                                                 | <b>LLD:</b>       | -               |
| <b>Exterior:</b>   | Brick, Vinyl Siding, Wood Frame                                                   | <b>Zoning:</b>    | DC (pre 1P2007) |
| <b>Foundation:</b> | Poured Concrete                                                                   | <b>Utilities:</b> | -               |
| <b>Features:</b>   | Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Vinyl Windows |                   |                 |

**Inclusions:** N/A

**\*\*INVESTOR ALERT\*\*** Welcome to this cozy and well-maintained second-floor unit, ideally located in the highly desirable community of Coventry Hills. Perfect for first-time home buyers or investors, this 1 bedroom, 1 bathroom condo offers comfort, convenience, and unbeatable value. Step inside to find a spacious bedroom featuring his and hers closets, leading into a well-appointed 4-piece bathroom. The functional kitchen provides ample cabinet space, and the open-concept layout allows for seamless flow into the living and dining areas. Enjoy the added convenience of in-suite laundry and a titled underground parking stall for year-round comfort. This well-managed building offers exceptional value with condo fees that include heat, water, and electricity—making it both affordable and hassle-free. Situated steps from scenic pathways around a tranquil pond, this location is close to transit, restaurants, shopping, and the Vivo Recreation Centre. Quick and easy access to both Deerfoot Trail and Stoney Trail ensures effortless commuting in any direction. Don't miss this incredible opportunity to own in a vibrant, established community!