

# \$335,000 - 305, 8 Country Village Bay Ne, Calgary

MLS® #A2209046

**\$335,000**

2 Bedroom, 2.00 Bathroom, 1,052 sqft

Residential on 0.00 Acres

Country Hills Village, Calgary, Alberta

Welcome to a Beautiful, Stunning 55+ Condo with Spectacular Views at Edgewater, located in the vibrant community of Country Hills Village. It has 2 bedrooms and 2 bathrooms, a 3rd FLOOR SPACIOUS LAYOUT, LOCATED FACING the WATER, on the WEST side with GORGEOUS SOUTHWEST VIEWS! Great size master bedroom with 3 pce en-suite, 2nd bdrm, 4 pce main bath, IN SUITE LAUNDRY, NEUTRAL DECOR, corner GAS FIREPLACE, white KITCHEN, spacious DINING area. Underground titled heated parking stall and assigned storage locker. GREAT VALUE!

Built in 2001

## Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | A2209046          |
| Price          | \$335,000         |
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 1,052             |
| Acres          | 0.00              |
| Year Built     | 2001              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

## Community Information



|             |                               |
|-------------|-------------------------------|
| Address     | 305, 8 Country Village Bay Ne |
| Subdivision | Country Hills Village         |
| City        | Calgary                       |
| County      | Calgary                       |
| Province    | Alberta                       |
| Postal Code | T3K 5J7                       |

## Amenities

|                |                                                                                                                |
|----------------|----------------------------------------------------------------------------------------------------------------|
| Amenities      | Elevator(s), Gazebo, Parking, Party Room, Picnic Area, Recreation Room, Secured Parking, Snow Removal, Storage |
| Parking Spaces | 1                                                                                                              |
| Parking        | Underground                                                                                                    |

## Interior

|                   |                                                                                      |
|-------------------|--------------------------------------------------------------------------------------|
| Interior Features | No Smoking Home                                                                      |
| Appliances        | Dishwasher, Electric Stove, Range Hood, Refrigerator, Washer/Dryer, Window Coverings |
| Heating           | Baseboard, Natural Gas                                                               |
| Cooling           | None                                                                                 |
| Fireplace         | Yes                                                                                  |
| # of Fireplaces   | 1                                                                                    |
| Fireplaces        | Gas, Insert, Glass Doors, Other                                                      |
| # of Stories      | 4                                                                                    |

## Exterior

|                   |                                 |
|-------------------|---------------------------------|
| Exterior Features | Balcony                         |
| Roof              | Asphalt Shingle                 |
| Construction      | Brick, Vinyl Siding, Wood Frame |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | April 7th, 2025 |
| Days on Market | 12              |
| Zoning         | DC              |

## Listing Details

|                |                           |
|----------------|---------------------------|
| Listing Office | Seller Direct Real Estate |
|----------------|---------------------------|

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