

# \$319,900 - 309, 9 Country Village Bay Ne, Calgary

MLS® #A2190988

**\$319,900**

2 Bedroom, 2.00 Bathroom, 1,040 sqft  
Residential on 0.00 Acres

Country Hills Village, Calgary, Alberta

Welcome home, this inviting and spacious 2-bedroom, 2-bathroom condo, is located in the highly sought-after and amenity-rich community of Country Hills. Whether you're a first-time homebuyer, a young professional, or looking for an incredible investment opportunity, this delightful home offers exceptional value and comfort. Located in an unbeatable area, you'll love being within walking distance of the ViVo Centre, Country Hills Town Centre, and local elementary and junior high schools. This bright and airy third-floor unit spans 1040 sq. ft., offering an open-concept layout that maximizes space and functionality. Step out onto the sunny south-facing balcony and take in the peaceful views of the beautifully landscaped courtyard—a perfect place to unwind or entertain.

The kitchen is a cook's dream, featuring abundant cabinetry, ample counter space, and an additional eating bar, making it ideal for both meal prep and casual dining. The spacious living room invites relaxation with a cozy gas fireplace, perfect for those cooler evenings. Hosting friends and family is a breeze with the generous dining area, providing plenty of room for everyone to gather. A large pantry adds convenience, providing extra storage, and it also houses the in-suite laundry for added practicality. The primary bedroom is a true retreat, offering ample space, a walk-in closet, and a private 4-piece ensuite. This unit is thoughtfully



designed with mobility in mind, including extra safety bars and an open, easy-flow layout. The second bedroom is also generously sized and features its own closet. A second 4-piece bathroom completes the home, offering extra comfort and convenience for guests. Step outside to your private patio, an ideal spot for BBQs, enjoying the outdoors, and relaxing in peace and privacy. Additional perks include a separate storage area for seasonal items and an assigned parking stall conveniently located near the entry. Plus, the elevator is just a short walk from your doorâ€”making it even easier to come and go. This unit is a fantastic value for first-time buyers, young professionals, those looking to downsize, or anyone seeking a solid investment property. Book your viewing today and experience all that this wonderful condo has to offer!

Built in 2000

### **Essential Information**

MLS® #	A2190988
Price	\$319,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,040
Acres	0.00
Year Built	2000
Type	Residential
Sub-Type	Apartment
Style	Apartment
Status	Active

### **Community Information**

Address	309, 9 Country Village Bay Ne
Subdivision	Country Hills Village
City	Calgary

County	Calgary
Province	Alberta
Postal Code	T3K5J8

### **Amenities**

Amenities	Elevator(s), Storage, Visitor Parking
Parking Spaces	1
Parking	Assigned, Stall

### **Interior**

Interior Features	Breakfast Bar, Ceiling Fan(s), Open Floorplan, Storage, Walk-In Closet(s), Elevator
Appliances	Dishwasher, Dryer, Electric Stove, Microwave, Range Hood, Refrigerator, Window Coverings
Heating	Baseboard
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
# of Stories	4

### **Exterior**

Exterior Features	Balcony, Courtyard
Construction	Brick, Vinyl Siding, Wood Frame

### **Additional Information**

Date Listed	February 4th, 2025
Days on Market	37
Zoning	DC

### **Listing Details**

Listing Office	Century 21 Bamber Realty LTD.
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