

\$279,900 - 5107, 69 Country Village Manor Ne, Calgary

MLS® #A2094863

\$279,900

2 Bedroom, 2.00 Bathroom, 929 sqft

Residential on 0.00 Acres

Country Hills Village, Calgary, Alberta

CORNER UNIT / ONE OF THE LARGEST PLANS AVAILABLE / EXTRA WINDOWS ALL AROUND/ DESIREABLE MAIN FLOOR LOCATION / BACKS ONTO GREEN BELT / 2 BEDROOMS / 2 BATHROOMS / SPACIOUS DEN / IN-SUITE LAUNDRY / 9FT CEILINGS | OVERSIZED TITLED PARKING (EXTRA WIDE) & SECOND LEASED STALL / ASSIGNED STORAGE / OPEN FLOOR PLAN / LIGHTHOUSE, GREEN SPACE & PATHWAYS / MAINTENANCE FREE / CLOSE TO AMENITIES / CLOSE TO SCHOOLS / CLOSE TO BUS STOP / EASY ACCESS TO STONEY TRAIL & HIGHWAYS / QUICK POSSESSION AVAILABLE Desirable Lighthouse Landing of Country Hills. Stunning walking paths all around this complex. NW exposure and super sunny! This unit is one of the largest plans available at 930 sq ft, and offers a huge den/office, ideal for those who work from home. Incredible layout here, with a large dining room that can accommodate a large table, ideal for entertaining. Kitchen has loads of counter space and a raised eating bar. Living room has cozy corner gas fireplace and double patio door, not to mention all the bonus windows from being a corner unit! The balcony faces a green belt. Master bedroom has walk through closet leading to ensuite bath with large shower. Second bedroom is also a good size with double closet and large window. Second full bath offers a bathtub too! 9 foot ceilings throughout the unit! The den is very large and located at the front of the unit,



separate from the living spaces. You could even add a door there if you wanted to create separation. Unit has just been cleaned and had the carpets shampooed. Dogs allowed up to 40 lbs. Underground titled parking stall, one assigned storage locker right in front of underground stall. Second stall is available to rent from the board for approx \$100/month or \$750/year. Visitor parking available. Short possession can be accommodated. Move in before Christmas!

Built in 2007

Essential Information

MLS® #	A2094863
Price	\$279,900
Sold Price	\$285,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	929
Acres	0.00
Year Built	2007
Type	Residential
Sub-Type	Apartment
Style	Apartment
Status	Sold

Community Information

Address	5107, 69 Country Village Manor Ne
Subdivision	Country Hills Village
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3K 0P1

Amenities

Amenities	None
Parking Spaces	2

Parking	Leased, Parkade, Titled, Underground
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Interior

Interior Features	Breakfast Bar, Laminate Counters, No Smoking Home, Open Floorplan, Vinyl Windows
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer
Heating	Baseboard
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Mantle
# of Stories	4

Exterior

Exterior Features	None
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding

Additional Information

Date Listed	November 23rd, 2023
Date Sold	November 28th, 2023
Days on Market	5
Zoning	DC (pre 1P2007)
HOA Fees	105.00
HOA Fees Freq.	ANN

Listing Details

Listing Office	FIRST PLACE REALTY
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