

\$274,900 - 104, 8 Country Village Bay Ne, Calgary

MLS® #A2151294

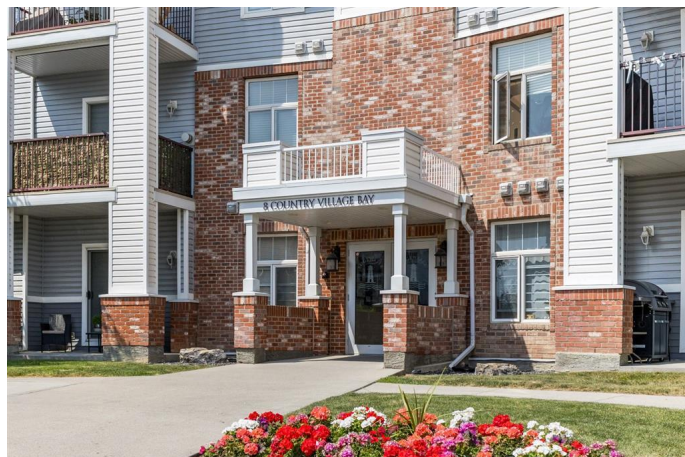
\$274,900

1 Bedroom, 1.00 Bathroom, 603 sqft

Residential on 0.00 Acres

Country Hills Village, Calgary, Alberta

Welcome to this beautifully updated one-bedroom apartment in the desirable Edgewater at Newport. Located in a well-maintained and quiet 55+ building, this unit boasts 9-foot ceilings and dark, rich laminate flooring in the living areas complemented by tiled flooring in the kitchen, all set against a modern contrasting color palette. The functional kitchen features white cabinets with ample pantry storage, bright cabinetry, and elegant granite countertops. The light-filled living room offers a corner mantle gas fireplace, plenty of space for furniture, and sliding doors leading out to your private patio. The spacious bedroom accommodates a king-size bed and includes a double closet. In-suite laundry adds convenience with additional storage space available. The full 4-piece bathroom features tile flooring and maintains the uniformed color scheme seen throughout the home. This building provides a main floor recreational and social room complete with a fireplace, pool table, small kitchen area, and patio overlooking the pathway system and pond views. Affordable condo fees of \$373.56 include heat and water, making for worry-free living. Included is a titled underground heated parking stall, along with a rare storage unit measuring 9.5 x 4.8, ideal for additional storage needs. Enjoy the convenience of nearby amenities such as shopping, restaurants, and more. Simply move in and start enjoying the comforts of this inviting



home. Call your real estate professional today
for a private viewing.

Built in 2001

Essential Information

MLS® #	A2151294
Price	\$274,900
Sold Price	\$263,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	603
Acres	0.00
Year Built	2001
Type	Residential
Sub-Type	Apartment
Style	Low-Rise(1-4)
Status	Sold

Community Information

Address	104, 8 Country Village Bay Ne
Subdivision	Country Hills Village
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3K5J7

Amenities

Amenities	Elevator(s), Park, Parking, Party Room, Secured Parking, Visitor Parking
Parking Spaces	1
Parking	Parkade, Underground

Interior

Interior Features	Ceiling Fan(s), Granite Counters, Open Floorplan, See Remarks, Storage
Appliances	Dishwasher, Dryer, Electric Stove, Microwave, Range Hood, See Remarks, Wall/Window Air Conditioner, Washer, Window Coverings
Heating	Baseboard, Natural Gas

Cooling	Wall/Window Unit(s)
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Mantle
# of Stories	4
Basement	None

Exterior

Exterior Features	Other
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	July 20th, 2024
Date Sold	August 9th, 2024
Days on Market	20
Zoning	DC (pre1P2007)
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX Real Estate (Central)
----------------	------------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.