

\$249,900 - 1303, 17 Country Village Bay Ne, Calgary

MLS® #A2250371

\$249,900

2 Bedroom, 1.00 Bathroom, 849 sqft

Residential on 0.00 Acres

Country Hills Village, Calgary, Alberta

Welcome to this beautiful 851 sq ft 2-bedroom 1-bath condo featuring a cozy kitchen with maple cabinets, engineered hardwood and ceramic tile flooring, and a modern knock-down ceiling. The home also offers freshly and professionally cleaned carpets, adding to its move-in ready appeal. Even better, ALL UTILITIES are INCLUDED in the condo fee - heat, water, and electricity - making this an exceptional value. The bright and inviting living room opens through a screen door to a very spacious balcony where you can enjoy stunning city views. Perfectly located in the highly desirable Country Village community, this home offers unmatched convenience - just steps from Country Hills Town Centre, Real Canadian Superstore, Sobeys, Landmark Cinemas, and an array of restaurants, caf  s, and essential services. Outdoor enthusiasts will love being within walking distance to the community  s gorgeous pond and park, complete with fountains, pathways, a gazebo, and scenic trails ideal for walking or biking, while families will appreciate the close proximity to schools such as St. Clare and Ascension of Our Lord. Fitness and recreation are just minutes away at Vivo Recreation Centre, and commuting is a breeze with easy access to public transportation, Deerfoot Trail, Stoney Trail, and Calgary International Airport. This condo truly combines comfort, style, and an amazing location, making it an ideal choice for first-time buyers, investors, or anyone looking to enjoy



the best of city living. View the 3D Virtual iGuide Tour and book a showing today!

Built in 2003

Essential Information

MLS® #	A2250371
Price	\$249,900
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	849
Acres	0.00
Year Built	2003
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

Community Information

Address	1303, 17 Country Village Bay Ne
Subdivision	Country Hills Village
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3K 5Z3

Amenities

Amenities	Elevator(s), Parking, Visitor Parking
Parking Spaces	1
Parking	Heated Garage, Titled, Underground, Secured

Interior

Interior Features	Elevator
Appliances	Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
Heating	Baseboard, Natural Gas
Cooling	None
# of Stories	4

Exterior

Exterior Features	Balcony, Courtyard, Garden
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 22nd, 2025
Days on Market	20
Zoning	DC (pre 1P2007)
HOA Fees	105
HOA Fees Freq.	ANN

Listing Details

Listing Office	CIR Realty
----------------	------------

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.