314, 162 Country Village Circle NE
Calgary, Alberta

MLS # A2244756

$365,000

Division:	Country Hills Village
Type:	Residential/Low Rise (2-4 stories)
Style:	Apartment-Single Level Unit

Size:	930 sq.ft.	**Age:**	2007 (18 yrs old)
Beds:	2	**Baths:**	2

Garage:	Underground
Lot Size:	-
Lot Feat:	-

Heating:	Baseboard	**Water:**	-
Floors:	Carpet, Linoleum, Tile	**Sewer:**	-
Roof:	-	**Condo Fee:**	$ 576
Basement:	-	**LLD:**	-
Exterior:	Vinyl Siding, Wood Frame	**Zoning:**	DC (pre 1P2007)
Foundation:	-	**Utilities:**	-
Features:	Open Floorplan, Walk-In Closet(s)		

Inclusions:	none

Welcome to one of the largest units in the complex, offering the perfect blend of comfort, style, and convenience—just steps from the pond and walking paths! Thoughtfully updated with $25,000 in improvements, this move-in ready 2-bedroom, 2-bathroom condo boasts newer carpet, updated lino in the kitchen and laundry room, stylish tile in the bathrooms, two new toilets, a new vanity in the ensuite, and newer blackout blinds in living room and both bedrooms. The open-concept layout is ideal for everyday living and entertaining, featuring a bright kitchen with ample counter space and a large peninsula that connects seamlessly to the dining area and spacious living room. Enjoy your morning coffee or relax in the evening on your private balcony, which features a solid wall for added privacy. The generous primary suite includes a walk-in closet and 4-piece ensuite, while the second bedroom/Den is also spacious and filled with natural light. Additional features include Air Conditioning, plenty of storage , in-suite laundry, an assigned storage locker conveniently located on the 4th floor, and titled heated underground parking. Enjoy your walk around the pond for a good work-out. Easy access to   playgrounds, shopping, restaurants, a coffee shop, dry cleaners, and more—minutes to major routes like Deerfoot Trail. Whether you're downsizing, investing, or buying your first home, this turnkey unit offers an unbeatable combination of location, lifestyle, and value!