

4108, 31 Country Village Manor NE  
Calgary, Alberta

MLS # A2226024



# \$339,900

|                  |                                    |               |                   |
|------------------|------------------------------------|---------------|-------------------|
| <b>Division:</b> | Country Hills Village              |               |                   |
| <b>Type:</b>     | Residential/Low Rise (2-4 stories) |               |                   |
| <b>Style:</b>    | Apartment-Single Level Unit        |               |                   |
| <b>Size:</b>     | 914 sq.ft.                         | <b>Age:</b>   | 2010 (15 yrs old) |
| <b>Beds:</b>     | 2                                  | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Stall, Titled, Underground         |               |                   |
| <b>Lot Size:</b> | -                                  |               |                   |
| <b>Lot Feat:</b> | -                                  |               |                   |

|                    |                                                |                   |                 |
|--------------------|------------------------------------------------|-------------------|-----------------|
| <b>Heating:</b>    | Baseboard                                      | <b>Water:</b>     | -               |
| <b>Floors:</b>     | Ceramic Tile, Hardwood                         | <b>Sewer:</b>     | -               |
| <b>Roof:</b>       | -                                              | <b>Condo Fee:</b> | \$ 498          |
| <b>Basement:</b>   | -                                              | <b>LLD:</b>       | -               |
| <b>Exterior:</b>   | Vinyl Siding, Wood Frame                       | <b>Zoning:</b>    | DC (pre 1P2007) |
| <b>Foundation:</b> | -                                              | <b>Utilities:</b> | -               |
| <b>Features:</b>   | High Ceilings, No Animal Home, No Smoking Home |                   |                 |

**Inclusions:** NONE

Note: Price reduced for a quicker sale!!!!... Welcome to lighthouse landing! This lovely condo comes with 2-bedroom, 2-bathroom suite located on the main floor overlooking the green space. Upgraded hardwood flooring throughout the unit. An appealing open floor plan with a corner gas fireplace. Cozy office area off the foyer and walk-in closet in master bedroom. An additional feature of this suite is a corner suite within the building for privacy (only one party wall). Suite also comes with 2 title parking stalls- One underground /heated plus an additional surface parking stall with plug (Original owner paid additional \$10,000). All appliances, window coverings are included. Within close proximity to pathways, airport, public transit, shopping, etc. Please show this first! seeing is believing! I am sure you won't be disappointed!