



## 9 Country Village Bay Calgary Alberta

\$339,000

Investment opportunity! Own this beautiful tenant-occupied condo with one of the largest floor plans in Country Hills Village! This NEWLY UPDATED second-floor condo offers 2 spacious bedrooms and 2 full bathrooms, with only one shared neighbouring wall, ensuring privacy and tranquility. Upon entering, you walk into a HUGE open living and dining space with newly installed ceiling lights. Walk around the corner to the newly updated kitchen, with new quartz countertops, lighting and sink faucets. The bright living area features natural light that leads to a private balcony--perfect for relaxing during summer. The master bedroom includes a fully renovated HUGE ensuite - complete with new lighting, countertops, and toilet! The walk-in closet has ample storage, the large second bedroom is conveniently located near the additional 4-piece bathroom with upgraded counters, toilet and lights. Extra features include assigned indoor storage and assigned parking stall conveniently located. Situated in the well-established community of Country Hills, you'll be within walking distance of Sobeys, Superstore, scenic pathways, parks, restaurants, Landmark Cinema, schools, and public transportation. Pets are welcome with board approval. Don't miss out on this incredible opportunity--call today! Tenant contract ends April 30th 2025, buyer must assume tenancy until then. (id:6769)

Living room 14.17 Ft x 13.58 Ft

Kitchen 9.00 Ft x 8.58 Ft

Primary Bedroom 12.92 Ft x 10.50 Ft

Bedroom 11.17 Ft x 11.08 Ft

3pc Bathroom 9.83 Ft x 6.08 Ft

4pc Bathroom 11.17 Ft x 11.08 Ft

Other 5.50 Ft x 5.25 Ft

Listing Presented By:



Originally Listed by:  
2% Realty



See

**Mirror**

100, 707-10 AVE. SW , Calgary, AB,  
T2R 0B3

Phone: 403-969-0267  
arobinson@cirrealty.ca