

**408 Country Village Cape NE  
Calgary, Alberta**

**MLS # A2217901**



**\$399,900**

<b>Division:</b>	Country Hills Village		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,065 sq.ft.	<b>Age:</b>	2003 (22 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Driveway, Single Garage Attached		
<b>Lot Size:</b>	0.04 Acre		
<b>Lot Feat:</b>	Interior Lot, Level, Rectangular Lot, See Remarks		

**Heating:** Forced Air, Natural Gas

**Water:** -

**Floors:** Carpet, Ceramic Tile, Vinyl Plank

**Sewer:** -

**Roof:** Asphalt Shingle

**Condo Fee:** \$ 312

**Basement:** Full, Partially Finished

**LLD:** -

**Exterior:** Vinyl Siding, Wood Frame

**Zoning:** DC

**Foundation:** Poured Concrete

**Utilities:** -

**Features:** Breakfast Bar, No Animal Home, Quartz Counters, See Remarks, Vinyl Windows

**Inclusions:** Wall mounts for TVs

OPEN HOUSE SATURDAY 1:30 -4PM AND SUNDAY 1 - 3:30PM If visitor parking is full pls park outside complex . This first-time townhouse (or investment property) has been updated and lovingly maintained, and improved even more. With added modern light fixtures (2 options for white or warm lights and dimmer switches to many fixtures). This unit has two very good-sized bedrooms with a full bath up and a 2 pc powder room on the main floor. Newer kitchen, modern neutral LVP flooring and neutral grey carpet on stairs and second floor), stainless steel appliances in kitchen, all in 2019. It has a terrific layout with a patio door to your ground level patio that backs onto a paved walkway. The basement is partially developed as a rec room, with drywall (open ceiling) and all electrical was done with permits. New hot water tank recently, and furnace has been serviced. You can complete this area to your own preference.. Lowest price in the complex and one of the best and quietest locations there. The complex is pet friendly with board approval. Playgrounds, schools with lots of shopping and amenities close by. Any hail damage from last year is being dealt with by condo board. Siding is done. there is some screens left to be replaced, along with privacy fences in progress throughout the complex. Dower applies. Title, RPR from 2019 to be accepted by buyer (pls add in 9.3) with no changes. Bylaws, floor plan, pet policy and RMS in supplements.