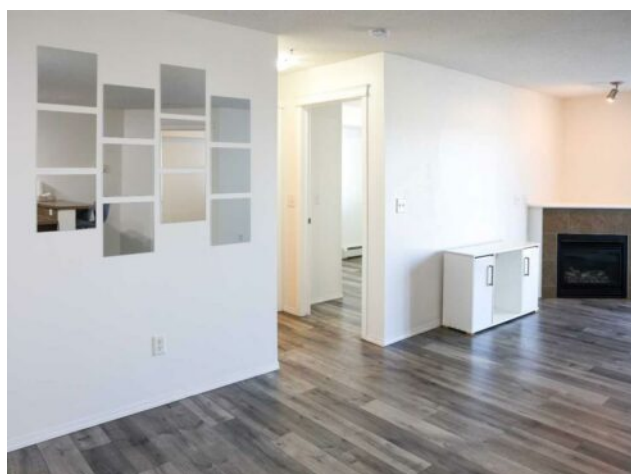


**2312, 43 Country Village Lane NE  
Calgary, Alberta**

**MLS # A2286544**



# \$329,900

<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>	842 sq.ft.	<b>Age:</b>	2007 (19 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 466
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	DC
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home		

**Inclusions:** -

Welcome to this well maintained 2-bedroom, 2-bathroom unit that is conveniently located within walking distance to various amenities. The apartment is situated near a pond and walking paths, providing easy access to outdoor recreational activities. Additionally, it is close to shops, VIVO fitness centre, a library, theatres, and restaurants, offering residents a wide range of entertainment and dining options. The interior of the unit features laminate & luxury vinyl tile floor. The living room and dining area are designed in an open-plan concept, which enhances the feeling of spaciousness and allows for flexible furniture arrangements. A gas fireplace serves as a cozy focal point in the living room. The apartment offers a balcony with sliding glass doors, providing an opportunity to enjoy outdoor space and a view of lake. The balcony is equipped with a natural gas hook-up, allowing for convenient bbq without the need for a propane tank. The Master Suite in the apartment includes a walk-in closet and a 3-piece ensuite bathroom, providing a private and comfortable space. The second bedroom can be utilized as an office, or as a bedroom. Computer hook-ups are available in the front entry, making it easy to set up a home office area. For added convenience, the unit includes in-suite laundry facilities, allowing residents to do their laundry conveniently within their own living space. Furthermore, the property offers a titled, underground parkade where residents can park their vehicle. The parkade also provides extra storage space adjacent to the parking spot, allowing for organized storage of belongings. Overall, this 2-bedroom, 2-bathroom apartment offers a comfortable and convenient living experience with only minutes to bus stops, shopping, schools, restaurants, movies, and recreational centre.