

## 10, 203 Village Terrace SW Calgary, Alberta

**MLS # A2249210**



# \$379,900

|                  |                                       |               |                   |
|------------------|---------------------------------------|---------------|-------------------|
| <b>Division:</b> | Patterson                             |               |                   |
| <b>Type:</b>     | Residential/Low Rise (2-4 stories)    |               |                   |
| <b>Style:</b>    | Apartment-Multi Level Unit            |               |                   |
| <b>Size:</b>     | 1,049 sq.ft.                          | <b>Age:</b>   | 1987 (38 yrs old) |
| <b>Beds:</b>     | 2                                     | <b>Baths:</b> | 1 full / 2 half   |
| <b>Garage:</b>   | Assigned, Covered, Stall, Underground |               |                   |
| <b>Lot Size:</b> | -                                     |               |                   |
| <b>Lot Feat:</b> | -                                     |               |                   |

|                    |                                                                                                 |                   |          |
|--------------------|-------------------------------------------------------------------------------------------------|-------------------|----------|
| <b>Heating:</b>    | Baseboard, Natural Gas                                                                          | <b>Water:</b>     | -        |
| <b>Floors:</b>     | Carpet, Cork, Laminate                                                                          | <b>Sewer:</b>     | -        |
| <b>Roof:</b>       | Tar/Gravel                                                                                      | <b>Condo Fee:</b> | \$ 722   |
| <b>Basement:</b>   | None                                                                                            | <b>LLD:</b>       | -        |
| <b>Exterior:</b>   | Concrete, Stucco, Wood Frame                                                                    | <b>Zoning:</b>    | M-C1 d37 |
| <b>Foundation:</b> | -                                                                                               | <b>Utilities:</b> | -        |
| <b>Features:</b>   | Breakfast Bar, Ceiling Fan(s), Granite Counters, Separate Entrance, Storage, Vaulted Ceiling(s) |                   |          |

**Inclusions:** TV Mount in Primary Bedroom (to be remounted behind artwork), Two (2) Garage Remotes, One Amenities Access FOB

**\*\*OPEN HOUSE Saturday, August 23 1:00pm - 3:00pm\*\*** Welcome to the News at Broadcast Hill! This beautiful condo in Patterson truly showcases what Calgary has to offer when it comes to a unique, two-story condo layout. Upon entering, you'll find a kitchen complete with granite countertops, stainless steel appliances, and a breakfast bar &ndash; a perfect setting for enjoying a home-cooked meal with friends and family. The living room is highlighted by the natural wood-burning fireplace and 16-foot vaulted ceilings which provide this space with substantial natural light. Just off the living room is an exclusive use patio area located directly onto a greenspace. Head upstairs where you'll find a loft area overlooking below, suited perfectly for a home office, a comfortable lounge space, or even an entertainment area, the ideas are endless! Retreat to the primary bedroom, complete with a 2-pc ensuite, and enjoy the views of Calgary from your private balcony! A full 4-pc bathroom, as well as a second bedroom with those same great views, complete the upper floor of the unit. Additional amenities offered by this condo include a fitness center, tennis courts, and an indoor pool &ndash; not to mention TWO underground assigned parking stalls and a separate storage unit! Pets are allowed upon written board approval with no size or weight restrictions. Investors, take note, this condo is friendly to short-term rentals! Located only 15 minutes from downtown, you're also just a short distance from shopping centers, schools, Edworthy Park, and more. This home is waiting for you to come say hello, schedule your exclusive viewing today!