



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**122 VILLAGE Heights #1, Calgary T3H 2L2**

MLS® #: **A2114630**

Area: **Patterson**

Listing Date: **07/04/24**

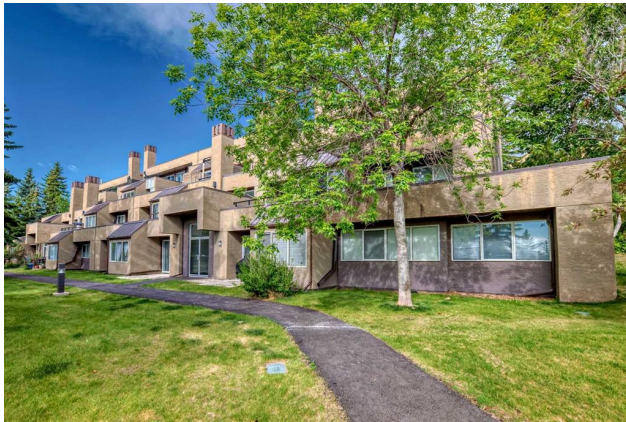
List Price: **\$318,000**

Status: **Active**

County: **Calgary**

Change: **-\$10k, 14-Aug**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Apartment**  
City/Town: **Calgary**  
Year Built: **1987**

Lot Information

Lot Sz Ar:  
Lot Shape:

Access:

Lot Feat:

Park Feat:

Finished Floor Area  
Abv Sqft: **832**  
Low Sqft:  
Ttl Sqft: **832**

**Underground**

DOM

**74**

Layout

Beds: **2 (2 )**  
Baths: **2.0 (2 0)**  
Style: **Apartment**

Parking

Ttl Park: **1**  
Garage Sz:

Utilities and Features

Roof:  
Heating: **Forced Air,Natural Gas**  
Sewer:  
Ext Feat: **None**

Construction: **Concrete,Wood Frame**  
Flooring: **Tile,Vinyl Plank**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Stove(s),Washer**  
Int Feat: **No Animal Home,No Smoking Home**  
Utilities:

Room Information

Room	Level	Dimensions
<b>Bedroom - Primary</b>	<b>Main</b>	<b>12`4" x 9`5"</b>
<b>Entrance</b>	<b>Main</b>	<b>8`10" x 3`5"</b>
<b>Kitchen</b>	<b>Main</b>	<b>16`3" x 7`9"</b>
<b>4pc Bathroom</b>	<b>Main</b>	<b>8`3" x 6`10"</b>
<b>Walk-In Closet</b>	<b>Main</b>	<b>5`3" x 3`9"</b>
<b>Dining Room</b>	<b>Main</b>	<b>11`11" x 9`8"</b>

Room	Level	Dimensions
<b>Bedroom</b>	<b>Main</b>	<b>10`2" x 9`9"</b>
<b>Living Room</b>	<b>Main</b>	<b>16`0" x 11`10"</b>
<b>Laundry</b>	<b>Main</b>	<b>6`11" x 3`0"</b>
<b>3pc Ensuite bath</b>	<b>Main</b>	<b>6`10" x 4`10"</b>
<b>Balcony</b>	<b>Main</b>	<b>12`2" x 8`3"</b>

Legal/Tax/Financial

Condo Fee:  
**\$531**

Title:  
**Fee Simple**  
Fee Freq:  
**Monthly**

Zoning:  
**M-C1 d37**

Legal Desc: **8910469**

Remarks

Pub Rmks: **Discover this newly renovated unit in the desirable community of Patterson. This 2-bedroom, 2-bathroom residence offers a blend of modern upgrades and comfort. As you step inside, you'll be greeted by an open living space. The kitchen features newly installed quartz countertops, stainless steel appliances, and freshly painted cabinets. The open concept design ensures that you can stay connected with guests while cooking. Having two bedrooms, you can turn one into home office or guest room . The unit boasts two full bathrooms, the 3-pc ensuite features a newly installed shower stall, adding an extra layer of convenience for residents and guests alike. Throughout the unit, you'll find newly installed vinyl plank flooring and fresh paint on the walls. The living area extends to a patio, providing an outdoor space to enjoy your morning coffee. Assigned storage locker on ground floor and heated parking on second floor. You will enjoy the facilities in The News, such as pool, gym, tennis court, bike storage and storage locker. Short driving distance to shopping area, restaurants, parks and schools. Easy access to Sarcee Trail and Bow Trail. This unit presents an ideal opportunity for first-time buyers and investors. Don't miss out on the chance to make this delightful residence your own. Schedule your showing today and experience the best of Patterson living!**

Inclusions: **None**  
Property Listed By: **Realty Link Management.Services Ltd.**

**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**