



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**101 VILLAGE Heights #4, Calgary T3H 2L2**

MLS®#: **A2120424**

Area: **Patterson**

Listing Date: **04/08/24**

List Price: **\$324,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

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

Lot Information

Lot Sz Ar:  
Lot Shape:

Finished Floor Area

Abv Sqft: **848**  
Low Sqft:  
Ttl Sqft: **848**

DOM

**41**

Layout

Beds: **2 (2 )**  
Baths: **2.0 (2 0)**  
Style: **Low-Rise(1-4)**

Parking

Ttl Park: **1**  
Garage Sz:

Access:

Lot Feat:

Park Feat: **Assigned,Underground**

Utilities and Features

Roof: **Metal**  
Heating: **Baseboard**

Sewer:  
Ext Feat: **Balcony,Playground,Tennis Court(s)**

Construction: **Metal Siding ,Mixed,Stucco**

Flooring: **Ceramic Tile,Vinyl Plank**

Water Source:

Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Electric Stove,Garage Control(s),Microwave Hood Fan,Refrigerator,See Remarks,Washer/Dryer Stacked,Window Coverings**  
Int Feat: **Breakfast Bar,Granite Counters,No Animal Home,No Smoking Home,See Remarks,Vinyl Windows**

Utilities:

Room Information

| <u>Room</u>         | <u>Level</u> | <u>Dimensions</u>    |
|---------------------|--------------|----------------------|
| <b>Living Room</b>  | <b>Main</b>  | <b>16`9" x 12`6"</b> |
| <b>Dining Room</b>  | <b>Main</b>  | <b>10`9" x 9`7"</b>  |
| <b>Bedroom</b>      | <b>Main</b>  | <b>11`4" x 28`0"</b> |
| <b>4pc Bathroom</b> | <b>Main</b>  | <b>5`8" x 8`0"</b>   |

| <u>Room</u>              | <u>Level</u> | <u>Dimensions</u>    |
|--------------------------|--------------|----------------------|
| <b>Kitchen</b>           | <b>Main</b>  | <b>10`9" x 7`2"</b>  |
| <b>Bedroom - Primary</b> | <b>Main</b>  | <b>14`1" x 12`0"</b> |
| <b>3pc Ensuite bath</b>  | <b>Main</b>  | <b>5`8" x 7`8"</b>   |

Legal/Tax/Financial

Condo Fee:  
**\$561**

Title:  
**Fee Simple**

Zoning:  
**M-C1 d37**

|                     |   |                             |         |
|---------------------|---|-----------------------------|---------|
| Legal Desc:         | <b>8910469</b>  | Fee Freq:<br><b>Monthly</b> | Remarks |
| Pub Rmks:           | <p><b>Welcome to THE NEWS FROM BROADCAST HILL &amp; this fantastic 2 bedroom / 2 bath condo offering maintenance-free living in the former media village for the 1988 Winter Olympics. Drenched in natural light, this 2nd floor unit enjoys laminate floors throughout, designer kitchen with granite counters &amp; prime spot in the building just steps to the parkade &amp; your secure parking stall. Dynamite home featuring sunny living room with wood-burning fireplace, spacious dining room - which would also make a great home office, &amp; maple kitchen with curved eating bar, subway tile backsplash &amp; Frigidaire stainless steel appliances. Both bedrooms have good closet space; the master has a deep built-in wardrobe &amp; ensuite with glass shower with full tile surround. The 2nd bathroom is conveniently right across the hallway from the 2nd bedroom. Handy insuite laundry with full-size washer &amp; dryer. Wonderful outdoor living space on the Southeast-facing balcony with lovely views of the surrounding neighbourhood &amp; horizon. There's also a large storage locker for your exclusive use. Pet-friendly complex with board approval &amp; your monthly condo fees include heat &amp; water/sewer. Loads of visitor parking for your guests &amp; the residents' amenities include tennis courts, beautifully landscaped grounds with ornamental pond &amp; fountain, rec centre with indoor pool &amp; hot tub, fitness centre &amp; party room with fireplace. Highly-desirable location just minutes to Westhills shopping, Westside Rec Centre &amp; the LRT, with quick easy access to downtown.</b></p> |                             |         |
| Inclusions:         | <b>N/A</b>  |                             |         |
| Property Listed By: | <b>Ally Realty</b>  |                             |         |

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

















