



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**118 VILLAGE Heights #7, Calgary T3H2L2**

MLS® #: **A2124665**

Area: **Patterson**

Listing Date: **04/19/24**

List Price: **\$345,000**

Status: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Apartment**  
City/Town: **Calgary**  
Year Built: **1988**

Lot Information

Lot Sz Ar:  
Lot Shape:

Finished Floor Area

Abv Sqft: **1,063**  
Low Sqft:  
Ttl Sqft: **1,063**

DOM

**30**  
Layout  
Beds: **2 (1 1 )**  
Baths: **1.5 (1 1)**  
Style: **Apartment**

Parking

Ttl Park: **2**  
Garage Sz:

Access:

Lot Feat:

Park Feat: **Parkade**

Utilities and Features

Roof:  
Heating: **Hot Water,Natural Gas**  
Sewer:  
Ext Feat: **Playground,Tennis Court(s)**

Construction: **Stucco,Wood Frame**  
Flooring: **Laminate**  
Water Source:  
Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Electric Stove,Microwave Hood Fan,Refrigerator,Washer/Dryer**  
Int Feat: **Granite Counters,No Animal Home,No Smoking Home,Recreation Facilities**  
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Kitchen</b>	<b>Main</b>	<b>10`1" x 8`10"</b>	<b>Living Room</b>	<b>Main</b>	<b>19`8" x 12`10"</b>
<b>Dining Room</b>	<b>Main</b>	<b>9`6" x 8`8"</b>	<b>2pc Bathroom</b>	<b>Main</b>	<b>4`10" x 4`2"</b>
<b>Foyer</b>	<b>Basement</b>	<b>22`0" x 5`8"</b>	<b>Laundry</b>	<b>Basement</b>	<b>4`0" x 2`5"</b>
<b>Bedroom - Primary</b>	<b>Upper</b>	<b>11`0" x 9`5"</b>	<b>Bedroom</b>	<b>Suite</b>	<b>11`10" x 9`5"</b>
<b>4pc Bathroom</b>	<b>Upper</b>	<b>8`7" x 7`10"</b>			

Legal/Tax/Financial

Condo Fee:

Title:

Zoning:

\$652

Fee Simple

M-C1 d37

Fee Freq:

Monthly

Legal Desc:

8910469

Remarks

Pub Rmks:

**\*\*\*\*BACK ON MARKET DUE TO FINANCING\*\*\*\*. WELCOME HOME to THE NEWS at Broadcast Hill, an ideally located complex in SW Calgary. With Stunning views and serene gardens and pathways, this complex is one of the best!! This nicely renovated 2 bedroom unit features 2 UNDERGROUND HEATED STALLS, WIDE PLANK laminate floors, GRANITE COUNTER TOPS, stainless steel appliances, upgraded washer/dryer, WOOD BURNING FIREPLACE. There are two balconies one East facing with panoramic views of the tip of Downtown and breathtaking sunrise views and one West facing patio, ideal for late afternoon entertaining & barbecues with friends. The unit features soaring ceilings (17'8") that bring in tons of natural light and boasts an open concept. The 2nd floor is nicely appointed with Downtown views from both bedrooms and a large main bath with tons of storage. The recreational facilities are spectacular...INDOOR POOL, TENNIS COURTS, WORKOUT AREA. The grounds boast walking paths and waterfalls...the perfect place to take a break!**

Inclusions:

NONE

Property Listed By:

eXp Realty

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











