

**203 VILLAGE Terrace #8, Calgary T3H 2L4**

MLS® #: **A2134089** Area: **Patterson** Listing Date: **05/23/24** List Price: **\$385,000**  
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Apartment**  
 City/Town: **Calgary**  
 Year Built: **1989**  
Lot Information  
 Lot Sz Ar:  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **1,058**  
 Low Sqft:  
 Ttl Sqft: **1,058**

DOM  
**33**  
Layout  
 Beds: **2 (2 )**  
 Baths: **1.5 (1 1)**  
 Style: **Low-Rise(1-4)**  
Parking  
 Ttl Park: **1**  
 Garage Sz: **1**

Access:  
 Lot Feat: **Backs on to Park/Green Space**  
 Park Feat: **Assigned,Underground**

Utilities and Features

Roof: **Tar/Gravel** Construction: **Stucco,Wood Frame**  
 Heating: **Baseboard,Electric,Natural Gas** Flooring: **Carpet,Cork,Tile**  
 Sewer: Ext Feat: **Courtyard,Playground,Private Entrance,Tennis Court(s)** Water Source:  
 Fnd/Bsmt:  
 Kitchen Appl: **Dishwasher,Dryer,Microwave,Refrigerator,Stove(s),Washer,Window Coverings**  
 Int Feat: **Granite Counters,High Ceilings,Recreation Facilities,Soaking Tub,Storage**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	19`3" x 12`8"	Kitchen	Main	11`1" x 9`0"
Dining Room	Main	9`4" x 7`8"	Laundry	Main	4`0" x 2`4"
2pc Bathroom	Main	5`1" x 4`3"	Bedroom - Primary	Second	11`0" x 9`8"
Bedroom	Second	11`7" x 9`3"	4pc Bathroom	Second	8`5" x 7`11"

Legal/Tax/Financial

Condo Fee: **\$652** Title: **Fee Simple** Zoning: **M-C1 d37**  
 Fee Freq:

Legal Desc:

8910469

Monthly

Remarks

Pub Rmks:

**Welcome to this unique two-story apartment at #8 203 Village Terrace Way in the prestigious Patterson community, nestled within the historic News at Broadcast Hill complex! This incredible unit offers everything you've been looking for and more. With 2 bedrooms and 1.5 bathrooms, in-suite laundry, and ample storage space, this home combines comfort and convenience seamlessly. Step inside and be greeted by the large, open living space featuring huge ceilings and an abundance of natural light that fills the room and opens right up into the courtyard with plush green grass and walking paths, offering a tranquil escape right outside your doorstep.. The cozy wood-burning fireplace adds warmth and charm, perfect for those chilly Calgary winters. The large kitchen with dining room is a chef's dream, offering plenty of space for cooking and entertaining. The kitchen and dining room combo seamlessly open up to the private spacious balcony, providing the perfect spot for outdoor dining or simply enjoying your morning coffee. The complex itself boasts an array of amenities including walking paths, beautiful water features, a tennis court, pool, hot tub, and fitness center, ensuring there's always something to do close to home. Don't miss out on the opportunity to own this incredible property in one of Calgary's most sought-after communities. Schedule a viewing today and experience luxury living at its finest!**

Inclusions:

**2 Mail Keys, 2 House Keys, TV Wall Mounts**

Property Listed By:

**Real Broker**

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









