

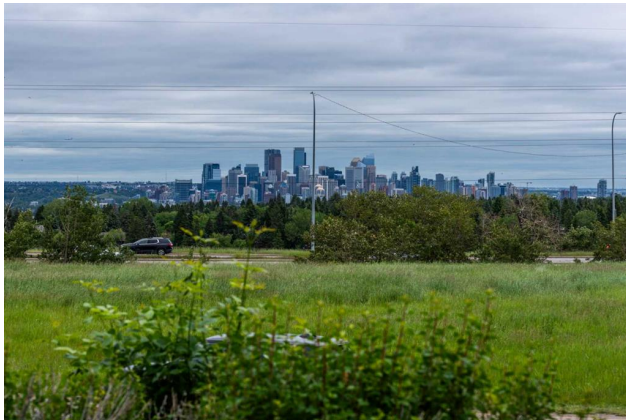


THE A-TEAM

RE/MAX FIRST

216 VILLAGE Terrace #1, Calgary T3H 2L4

MLS®#: A2146954 Area: Patterson Listing Date: 07/16/24 List Price: \$315,000
Status: Active County: Calgary Change: -\$25k, 04-Sep Association: Fort McMurray



General Information

Prop Type: Residential
Sub Type: Apartment
City/Town: Calgary
Year Built: 1987
Finished Floor Area: 812
Abv Sqft: 812
Low Sqft:
Ttl Sqft: 812

Access:
Lot Feat:
Park Feat: Assigned, Underground

DOM

62
Layout
Beds: 2 (2)
Baths: 2.0 (2 0)
Style: Low-Rise(1-4)

Parking

Ttl Park: 1
Garage Sz: 1

Utilities and Features

Roof:
Heating: Baseboard
Sewer:
Ext Feat: Other
Construction: Stucco, Wood Frame
Flooring: Vinyl
Water Source:
Fnd/Bsmt:
Kitchen Appl: Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Int Feat: Granite Counters, Kitchen Island
Utilities:

Room Information

Table with 6 columns: Room, Level, Dimensions, Room, Level, Dimensions. Rows include Kitchen, Dining Room, 3pc Ensuite bath, 4pc Bathroom, Living Room, Bedroom - Primary, Bedroom, and Laundry.

Legal/Tax/Financial

Condo Fee: \$531 Title: Fee Simple Zoning: M-C1 d37

Fee Freq:
Monthly

Legal Desc: **8910469**

Remarks

Pub Rmks: ****OPEN HOUSE SUNDAY AUGUST 5 - NOON-2:30** Experience unobstructed downtown city views in this beautifully upgraded 2-bedroom, 2-bathroom unit at The News at Broadcast Hill! Prepare gourmet meals in your island kitchen which boasts granite counters, stainless steel appliances, & plenty of cupboard space. Curl up in front of the wood burning fireplace in the livingroom & host dinner parties in the separate dining area. These rooms feature a wall of windows, offering stunning cityscape vistas. The primary bedroom includes a walk-in closet & a 3-piece ensuite. Recent upgrades add to the unit's appeal, with luxury vinyl planking throughout (2022), a new washer, dryer, & fridge (2023), 2 Toto toilets & a microwave hood fan (2024). Access to the assigned underground parking stall & storage locker are conveniently just outside from your front door. There is lots of free street parking just down from the spacious patio. Enjoy a range of amenities including an indoor pool, hot tub, fitness centre, & tennis courts. This unit offers both comfort and convenience in a prime location! You'll love living here!!**

Inclusions: **One Fob, One Health Centre Fob, Wall Mounted TV**
Property Listed By: **RE/MAX Real Estate (Central)**

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