



THE
A-TEAM

**RE/MAX
FIRST**

122 VILLAGE Heights #9, Calgary T3H 2L2

MLS® #: **A2177899**

Area: **Patterson**

Listing Date: **11/07/24**

List Price: **\$370,000**

Status: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

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

Finished Floor Area

Abv Sqft: **1,054**

Low Sqft:

Ttl Sqft: **1,054**

Lot Information

Lot Sz Ar:

Lot Shape:

DOM

14

Layout

Beds: **2 (2)**

Baths: **2.0 (1 2)**

Style: **2 Storey**

Parking

Ttl Park: **2**

Garage Sz: **2**

Access:

Lot Feat: **Close to Clubhouse, Treed**

Park Feat: **Assigned, Parkade, Underground**

Utilities and Features

Roof: **Tar/Gravel**

Heating: **Baseboard, Hot Water**

Sewer:

Ext Feat: **Balcony, Courtyard, Playground, Private**

Entrance, Storage, Tennis Court(s)

Construction:

Brick, Wood Frame

Flooring:

Carpet, Cork, Laminate

Water Source:

Fnd/Bsmt:

Poured Concrete, Wood

Kitchen Appl:

Electric Range, Microwave, Microwave Hood Fan, Range, Refrigerator, See Remarks, Washer/Dryer, Window Coverings

Int Feat:

Breakfast Bar, Ceiling Fan(s), High Ceilings, No Animal Home, No Smoking Home, Quartz Counters, Storage

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Main	10`4" x 8`2"	Dining Room	Main	13`11" x 6`4"
Living Room	Main	13`11" x 12`11"	Den	Second	11`11" x 9`4"
Laundry	Main	2`7" x 1`10"	Balcony	Second	11`11" x 10`6"
Bedroom - Primary	Second	14`11" x 9`4"	Bedroom	Second	10`8" x 9`1"
2pc Bathroom	Main	7`11" x 2`11"	2pc Ensuite bath	Second	6`1" x 4`11"
4pc Bathroom	Second	9`4" x 7`11"			

Legal/Tax/Financial

Condo Fee:
\$652

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-C1

Legal Desc: **8910469**

Remarks

Pub Rmks: **Welcome to Broadcast Hill in the sought after community of Patterson Heights. This is one of Calgary's premier complexes and boasts upscale amenities and stunning city views. This beautiful 2 bed 2.5 bath features expansive 17 foot ceilings with massive windows allowing the entire unit to fill with natural light. The kitchen is equipped with modern appliances, a breakfast bar and upgraded finishings. There is a spacious office/den space at the top of the stairs and another large 4 piece bathroom with soaker tub. The primary bedroom comes with an attached balcony with perfect downtown city views! This unit comes with 2 assigned parking spots, and 1 storage locker as well. Plenty of visitor parking, and private front entrance available. This complex has amenities such as a gym, indoor pool, tennis court, bike paths, and is close to shopping, public transit, schools, and all the amenities Calgary has to offer. This unit is occupied by tenant until April 30/2025 and is paying \$2,500/month.**

Inclusions:
Property Listed By: **NA**
Unison Realty Group Ltd.

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











