



THE
A-TEAM

**RE/MAX
FIRST**

105 VILLAGE Heights #1, Calgary T3H2L2

MLS®#: **A2178217**

Area: **Patterson**

Listing Date: **11/08/24**

List Price: **\$359,000**

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:

Access:
Lot Feat:
Park Feat:

Assigned,Guest,Heated Garage,Paved,Secured,Underground

Finished Floor Area

Abv Sqft: **1,028**
Low Sqft:
Ttl Sqft: **1,028**

DOM

43

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: **Flat,Tar/Gravel**
Heating: **Baseboard,Fireplace(s)**
Sewer:
Ext Feat: **None**

Construction: **Stucco**
Flooring: **Carpet,Linoleum,Vinyl Plank**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Microwave Hood Fan,Refrigerator,Stove(s),Washer/Dryer,Window Coverings**
Int Feat: **Breakfast Bar,Built-in Features,Closet Organizers,No Smoking Home,Open Floorplan,Pantry,Quartz Counters,Recessed Lighting,Recreation Facilities,Storage,Walk-In Closet(s)**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Entrance	Main	3`9" x 8`9"
Living Room	Main	8`9" x 13`6"
Kitchen	Main	8`3" x 11`10"
Bedroom - Primary	Main	12`5" x 12`11"
4pc Bathroom	Main	6`4" x 8`1"

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Breakfast Nook	Main	6`9" x 8`3"
Dining Room	Main	8`6" x 15`9"
Laundry	Main	2`11" x 6`4"
Bedroom	Main	9`9" x 10`9"
3pc Ensuite bath	Main	4`10" x 6`1"

Legal/Tax/Financial

Condo Fee:
\$667

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-C1

Legal Desc: **8910469**

Remarks

Pub Rmks: **Be a part of Olympic History in this beautifully renovated ground-level condo featuring 2 SPACIOUS BEDROOMS and 2 FULL BATHS over 1000sq ft. Originally built for the 1988 Calgary Winter Olympics, this PET-FRIENDLY property offers custom BUILT-IN CABINETRY throughout, making organization a breeze. An open concept floor plan greets you as you enter into the unit. A full custom wall pantry with coffee station doubles as a breakfast nook or conversation wine bar complete with LED lighting. Relax in front of a wood burning fireplace with downtown views conveniently through the walk-out patio doors. For those who work from home or need additional counter space, the window facing home office workspace is ideal, complete with cord hiding features. All the large windows throughout the unit have been tastefully designed with solid/sheer zebra roller blinds. The kitchen is home to stainless steel appliances (french door Fridge & Dishwasher replaced in the last year) as well as a large quartz island facing the dining area. The adjacent closeted laundry/storage closet comes with HIGH-END MIELE stackable condenser washer/dryer units. Proceed down the hall to find the primary bedroom featuring room for a King sized bed, walk-in closet (custom wardrobes) and the 3pc ensuite. The second bedroom is directly opposite the additional full guest bath. This thoughtfully designed layout has abundant storage (additional secure storage unit), as well as underground secured parking with the opportunity to rent an additional parking stall. Numerous property amenities can be found at the separate Recreation Clubhouse that include an indoor heated pool, hot-tub, workout facility, banquet hall (available for rent), outdoor tennis/racquet courts and scenic walking paths. This stylish and functional property is perfectly suited for an organized active lifestyle in a serene setting, only moments from downtown, Westhills Shopping Centre or a quick escape to the mountains. Check out the 3DTour and book your showing today!**

Inclusions: **Bedroom Drapery & Rods, Wall Shelves between Wine Bar Built-ins, Master Bedside Tables, Built-in Workspace**

Property Listed By: **Century 21 Bamber Realty LTD.**

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







