



THE A-TEAM

RE/MAX FIRST

203 VILLAGE Terrace #3, Calgary T3H 2L4

MLS#: A2178708 Area: Patterson Listing: 11/18/24 List Price: \$322,000
Status: Pending 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: Underground

Finished Floor Area

Abv Sqft: 831
Low Sqft:
Ttl Sqft: 831

DOM

3

Layout

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

Parking

Ttl Park: 1
Garage Sz:

Utilities and Features

Roof: Asphalt
Heating: Baseboard,Fireplace(s)
Sewer:
Ext Feat: Tennis Court(s)

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

Kitchen Appl: Dishwasher,Dryer,Electric Stove,Garage Control(s),Microwave Hood Fan,Refrigerator,Washer,Window Coverings
Int Feat: Ceiling Fan(s),Granite Counters,No Smoking Home,Open Floorplan,Pantry,Recreation Facilities,See Remarks
Utilities:

Room Information

Table with 6 columns: Room, Level, Dimensions, Room, Level, Dimensions. Lists rooms like 4pc Ensuite bath, Kitchen, Dining Room, Bedroom, Entrance and 3pc Ensuite bath, Living Room, Bedroom - Primary, Laundry, Balcony.

Legal/Tax/Financial

Condo Fee: Title: Zoning:

\$581

Fee Simple

M-C1

Fee Freq:

Monthly

Legal Desc: **8910469**

Remarks

Pub Rmks: **Experience the perfect blend of luxury and convenience in this beautifully appointed two-bedroom, two-bathroom condo at The News on Broadcast Hill in Patterson! Step inside to discover beautiful hardwood floors and a spacious galley kitchen featuring modern vinyl plank flooring, granite counters, ample cabinet space, and a generous pantry. Relax in the inviting living area warmed by a wood-burning fireplace, or unwind on the expansive, private deck while taking in the sparkling downtown lights at night. Retreat to the large master bedroom complete with a private four-piece ensuite, providing a serene escape from guests or roommates. Indulge in top-notch building amenities that are second to none—including tennis courts, a pool, hot tub, sauna, and gym. Plus, enjoy the convenience of an indoor parking stall and ample storage for all your belongings. Don't miss this amazing opportunity to enter the market or downsize with style and ease. Take a walkthrough with your favourite Realtor today and envision yourself living the lock-and-go lifestyle you deserve!**

Inclusions: **None**
Property Listed By: **RE/MAX Complete Realty**

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







