



**GRASSROOTS**  
REALTY GROUP

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**10, 203 Village Terrace SW**  
**Calgary, Alberta**

**MLS # A2249210**



**\$379,900**

<b>Division:</b>	Patterson		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Multi Level Unit		
<b>Size:</b>	1,049 sq.ft.	<b>Age:</b>	1987 (38 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1 full / 2 half
<b>Garage:</b>	Assigned, Covered, Stall, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Cork, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Tar/Gravel	<b>Condo Fee:</b>	\$ 722
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Stucco, Wood Frame	<b>Zoning:</b>	M-C1 d37
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Ceiling Fan(s), Granite Counters, Separate Entrance, Storage, Vaulted Ceiling(s)		

**Inclusions:** TV Mount in Primary Bedroom (to be remounted behind artwork), Two (2) Garage Remotes, One Amenities Access FOB

**\*\*OPEN HOUSE Saturday, August 23 1:00pm - 3:00pm\*\*** Welcome to the News at Broadcast Hill! This beautiful condo in Patterson truly showcases what Calgary has to offer when it comes to a unique, two-story condo layout. Upon entering, you'll find a kitchen complete with granite countertops, stainless steel appliances, and a breakfast bar &ndash; a perfect setting for enjoying a home-cooked meal with friends and family. The living room is highlighted by the natural wood-burning fireplace and 16-foot vaulted ceilings which provide this space with substantial natural light. Just off the living room is an exclusive use patio area located directly onto a greenspace. Head upstairs where you'll find a loft area overlooking below, suited perfectly for a home office, a comfortable lounge space, or even an entertainment area, the ideas are endless! Retreat to the primary bedroom, complete with a 2-pc ensuite, and enjoy the views of Calgary from your private balcony! A full 4-pc bathroom, as well as a second bedroom with those same great views, complete the upper floor of the unit. Additional amenities offered by this condo include a fitness center, tennis courts, and an indoor pool &ndash; not to mention TWO underground assigned parking stalls and a separate storage unit! Pets are allowed upon written board approval with no size or weight restrictions. Investors, take note, this condo is friendly to short-term rentals! Located only 15 minutes from downtown, you're also just a short distance from shopping centers, schools, Edworthy Park, and more. This home is waiting for you to come say hello, schedule your exclusive viewing today!