



**3, 121 Village Heights SW  
Calgary, Alberta**

**MLS # A2304168**



**\$299,900**

<b>Division:</b>	Patterson		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	828 sq.ft.	<b>Age:</b>	1987 (39 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Assigned, Parkade, Secured, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Metal	<b>Condo Fee:</b>	\$ 581
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco	<b>Zoning:</b>	M-C1 d37
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Closet Organizers, Kitchen Island, Stone Counters		

**Inclusions:** N/A

Welcome to #3 121 Village Hts SW, located in the established News on Broadcast Hill complex. Located on the second-level, this 2 bedroom space is super cute. The main area features an open kitchen with quartz counters and an island eating bar, which overlooks the living room with a wood burning fireplace and the dining area that can be used as an office or second seating area if you don't need a formal eating space. New engineered hardwood flooring were installed in 2019, and a new dishwasher in 2020. In 2022, the bedroom windows were replaced with new Lux units, and being on the second level, the large balcony is extremely private. The primary bedroom features a 3 piece ensuite, and there is a main 4 piece bath for the second bedroom and guests. Parking is in the heated parkade that is on the same level as this home, so you never need to use stairs if you don't want to. The building was upgraded with the Telus optical network, providing excellent high-speed internet. The on site facilities are world class with an indoor pool, hot tub, gym, tennis courts, and a community hall available for event rentals. Another bonus? It's a pet-friendly complex, and condo fees cover heat, water, insurance, landscaping, snow removal, and waste removal - leaving electricity as your only utility bill. For more details, and to see our 360 virtual tour, click the links below.