



**1, 216 Village Terrace SW
Calgary, Alberta**

MLS # A2146954



\$349,900

Division:	Patterson		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Low-Rise(1-4)		
Size:	812 sq.ft.	Age:	1987 (37 yrs old)
Beds:	2	Baths:	2
Garage:	Assigned, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Vinyl	Sewer:	-
Roof:	-	Condo Fee:	\$ 531
Basement:	-	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	M-C1 d37
Foundation:	-	Utilities:	-
Features:	Granite Counters, Kitchen Island		

Inclusions: One Fob, One Health Centre Fob, TV Wall Mount

Experience unobstructed downtown city views in this beautifully upgraded 2-bedroom, 2-bathroom unit at The News at Broadcast Hill! Prepare gourmet meals in your island kitchen which boasts granite counters, stainless steel appliances, & plenty of cupboard space. Curl up in front of the wood burning fireplace in the livingroom & host dinner parties in the separate dining area. These rooms feature a wall of windows, offering stunning cityscape vistas. The primary bedroom includes a walk-in closet & a 3-piece ensuite. Recent upgrades add to the unit's appeal, with luxury vinyl planking throughout (2022), a new washer, dryer, & fridge (2023), 2 Toto toilets & a microwave hood fan (2024). Access to the assigned underground parking stall & storage locker are conveniently just outside from your front door. There is lots of free street parking just down from the spacious patio. Enjoy a range of amenities including an indoor pool, hot tub, fitness centre, & tennis courts. This unit offers both comfort and convenience in a prime location! You’ll love living here!!