



**GRASSROOTS**  
REALTY GROUP

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3, 203 Village Terrace SW  
Calgary, Alberta

MLS # A2178708



**\$322,000**

Division:	Patterson		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Low-Rise(1-4)		
Size:	831 sq.ft.	Age:	1987 (37 yrs old)
Beds:	2	Baths:	2
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Fireplace(s)	Water:	-
Floors:	Carpet, Hardwood, Laminate	Sewer:	-
Roof:	Asphalt	Condo Fee:	\$ 581
Basement:	-	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	M-C1
Foundation:	-	Utilities:	-
Features:	Ceiling Fan(s), Granite Counters, No Smoking Home, Open Floorplan, Pantry, Recreation Facilities, See Remarks		

Inclusions: None

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!