

\$349,900 - 7, 206 Village Terrace Sw, Calgary

MLS® #A2123593

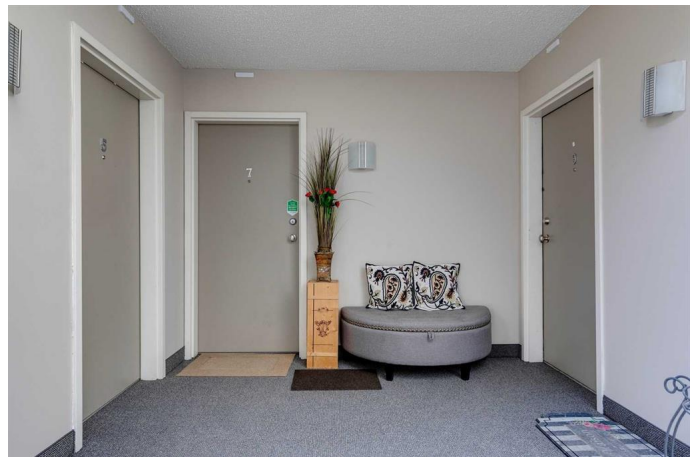
\$349,900

2 Bedroom, 2.00 Bathroom, 1,045 sqft

Residential on 0.00 Acres

Patterson, Calgary, Alberta

Welcome home to this breathtaking 2 bedroom, 2 bathroom end unit condo in the iconic "The News at Broadcast Hill" which holds a piece of Calgary's history after being home to athletes and media personnel during the 1988 Olympic Winter Games. With 2 spacious bedrooms, 1.5 bathrooms, soaring ceilings, underground heated parking, an additional storage locker, and breathtaking downtown, city, and green space views, this home is a spectacular opportunity to hit the real estate jackpot. Each window offers ample privacy with either greenery and trees or city and downtown views making you forget that you're in a condo altogether. This home features two large patios to enjoy in the summertime, a cozy wood burning fireplace to keep you warm all winter long, many stylish updates, and is ideally situated in a well managed condo complex with a separate amenities building which includes a pool, fitness center and more. You're welcomed through the door to your expansive foyer which flows easily into the large kitchen with gorgeous granite countertops, timeless Espresso shaker cabinetry, stainless steel appliances, pot lighting, and bar seating, perfect for people to gather. Doing the dishes is less of a chore while you're also enjoying the natural light and green space views that the window over the kitchen sink offers. The adjacent dining room affords a luxurious space to sit and enjoy meals around the table with family while enjoying downtown



views. The kitchen and dining room flows seamlessly out to their own private patio overlooking Edworthy Park. The living room boasts soaring ceilings, a cozy wood burning fireplace, space to entertain, and is flooded with natural light through gigantic floor to ceiling windows. The living room spills easily onto the second giant patio which is surrounded by trees and is the perfect place to unwind with guests. The main floor is completed with a stunning powder room and functional laundry. Up the stairs you'll find two spacious bedrooms, both featuring downtown and park views, as well as a large 4 piece bathroom with ample storage, a large soaker tub, and a separate stand up shower. Park underground in an ideally located stall and store your belongings in a separate secured storage locker. The News is loaded with amenities including an indoor swimming pool, extensive fitness centre, tennis courts, hot tub, meeting room, extensive green spaces, and a beautiful waterfall to enjoy in the summer. Enjoy owning a piece of Calgary's history which is a short commute downtown with easy access to the LRT, downtown, and close to all amenities and excellent schools.

Built in 1987

Essential Information

MLS® #	A2123593
Price	\$349,900
Sold Price	\$358,000
Bedrooms	2
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,045
Acres	0.00

Year Built	1987
Type	Residential
Sub-Type	Apartment
Style	Apartment
Status	Sold

Community Information

Address	7, 206 Village Terrace Sw
Subdivision	Patterson
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 2L4

Amenities

Amenities	Fitness Center, Indoor Pool, Party Room, Racquet Courts, Recreation Facilities, Storage, Visitor Parking
Parking Spaces	1
Parking	Heated Garage, Parkade, Underground

Interior

Interior Features	Granite Counters, High Ceilings, Recessed Lighting
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Baseboard
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room, Mantle, Tile, Wood Burning
# of Stories	3

Exterior

Exterior Features	Balcony, Tennis Court(s)
Roof	Mixed
Construction	Stucco, Wood Frame

Additional Information

Date Listed	April 18th, 2024
Date Sold	April 28th, 2024

Days on Market	10
Zoning	M-C1 d37
HOA Fees	0.00

Listing Details

Listing Office RE/MAX First

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