

\$349,000 - 4, 125 Village Heights Sw, Calgary

MLS® #A2130097

\$349,000

2 Bedroom, 2.00 Bathroom, 847 sqft

Residential on 0.00 Acres

Patterson, Calgary, Alberta

The News at Broadcast Hill is a gem in the Calgary real estate market. Originally, the complex was built to house the athletes and staff during the 1988 Olympics hosted in Calgary. Now, it's a well-run community of condominiums overlooking the City of Calgary in an ideal location. The true selling feature of this home is the view. It has an unobstructed view of downtown and also to the north across the river towards the University of Calgary. You can see the Calgary skyline from both bedrooms, while doing the dishes, from the living/dining area and from the outstanding deck. The deck, indeed, links the outside to the inside. You can enjoy your morning coffee while watching the sunrise over the city or a glass of wine and a BBQ while watching the sunset. Not to mention at night when downtown shines. The home features two bedrooms, one ensuite bathroom, and another main bath. The living space has an open floor plan that is functional and can be set up however you prefer. There is a wood-burning fireplace for cozy winter evenings by the fire. The kitchen is upgraded, featuring a large island with room for a seating area, granite counters, and stainless steel appliances. The home's condo fees include heat, water, and sewer, so you will have a lower utility bill, only paying for electricity. With the large bright windows, you can spend much of the day with the lights off. Ideally located opposite Edworthy Park and just a 15+ minute commute to downtown, this condominium complex is



close to top-rated schools, parks, playgrounds, convenient bus routes, and shopping centers. Easy access to key transport routes like Sarcee and Bow Trail, plus the opening of the new Stoney Trail, makes traveling a breeze. Being this close to downtown at this price point is impossible in other major Canadian cities. The complex also features an amenity area that includes a party room, a kitchen/bar, an indoor swimming pool, a hot tub, a fitness center, and a tennis court, offering more than just a condo to live in. See this home; it will surely stand out, especially the view.

Built in 1987

Essential Information

MLS® #	A2130097
Price	\$349,000
Sold Price	\$330,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	847
Acres	0.00
Year Built	1987
Type	Residential
Sub-Type	Apartment
Style	Low-Rise(1-4)
Status	Sold

Community Information

Address	4, 125 Village Heights Sw
Subdivision	Patterson
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 2L2

Amenities

Amenities	Clubhouse, Fitness Center, Indoor Pool, Park, Party Room, Playground, Recreation Facilities, Recreation Room, Snow Removal, Spa/Hot Tub, Visitor Parking
Parking Spaces	1
Parking	Parkade
Is Waterfront	Yes

Interior

Interior Features	Granite Counters
Appliances	Dishwasher, Dryer, Electric Stove, Microwave, Refrigerator, Washer, Window Coverings
Heating	Baseboard, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
# of Stories	3

Exterior

Exterior Features	None
Lot Description	Waterfront
Roof	Tar/Gravel
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	May 9th, 2024
Date Sold	July 30th, 2024
Days on Market	82
Zoning	M-C1 d37
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX House of Real Estate
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