

\$389,000 - 7, 101 Village Heights Sw, Calgary

MLS® #A2131379

\$389,000

2 Bedroom, 2.00 Bathroom, 1,068 sqft

Residential on 0.00 Acres

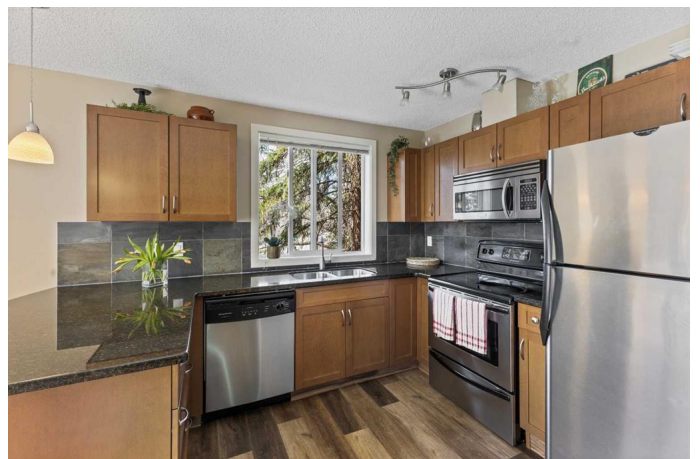
Patterson, Calgary, Alberta

Well-situated in one of Calgary's most sought-after neighborhoods, this multi-level unit in Patterson provides easy access to an array of amenities within the complex and nearby. Neighboring communities offer shopping, restaurants, and parks. 15 minutes from downtown with public transit steps away this is a perfect location allowing for a quick escape to the mountains.

Privately located on the far SW corner of "The News at Broadcast Hill", this lovely end-unit provides privacy that is unmatched. You will love the dual outdoor patios, each with its own charming setting. The southeast-facing kitchen patio offers plenty of sunshine and city views. The larger west-facing patio is a cooler setting during the day, surrounded by trees, bordering a quiet green space with plenty of late afternoon sunshine.

This pet-friendly condo offers a fitness centre, pool, hot tub, tennis/basketball courts, entertainment room, multiple greenspaces, plenty of freshly paved pathways and respectful neighbors.

This property is one of the very few units with 2 assigned underground parking stalls. It also offers an additional storage unit for your belongings. In-suite laundry is conveniently located on the main level next to an entryway closet and half bathroom. The kitchen features



a functional layout, stainless steel appliances, granite countertops, breakfast bar, pantry closet, and a south-facing window above the sink surrounded by mature trees.

Spread across multiple levels, the property offers an ample living room area with 17-foot lofted ceilings, a wood burning fireplace, and huge windows immersing you in nature from the comfort of your home.

Retreat to the upper level where you'll find tranquil bedrooms designed for rest and rejuvenation. Each bedroom offers generous closet space and large windows allowing natural light to filter in throughout the day. The full bathroom offers plenty of space, a separate tub and shower, and new flooring.

Ideal for a first-time buyer, a busy professional, or as an investment property, this residence is sure to exceed your expectations. Similar sized units are fetching \$2600/month in rent despite lacking a few key features that this property provides. Short term rentals are also permitted with board approval.

Schedule a viewing today to experience the unique feeling of comfort and privacy in this lovely end unit property.

Built in 1987

Essential Information

MLS® #	A2131379
Price	\$389,000
Sold Price	\$408,800
Bedrooms	2
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,068

Acres	0.00
Year Built	1987
Type	Residential
Sub-Type	Apartment
Style	Low-Rise(1-4)
Status	Sold

Community Information

Address	7, 101 Village Heights Sw
Subdivision	Patterson
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 2L2

Amenities

Amenities	Clubhouse, Community Gardens, Fitness Center, Indoor Pool, Park, Spa/Hot Tub, Visitor Parking
Parking Spaces	2
Parking	Underground

Interior

Interior Features	Breakfast Bar, Ceiling Fan(s)
Appliances	Dishwasher, Garage Control(s), Microwave, Oven, Refrigerator, Washer/Dryer
Heating	Baseboard, Hot Water
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
# of Stories	4

Exterior

Exterior Features	Other
Roof	Tar/Gravel
Construction	Brick, Stucco, Wood Frame

Additional Information

Date Listed	May 16th, 2024
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Date Sold	May 25th, 2024
Days on Market	9
Zoning	M-C1 d37
HOA Fees	0.00

Listing Details

Listing Office Nineteen 88 Real Estate

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