

\$370,000 - 9, 122 Village Heights Sw, Calgary

MLS® #A2177899

\$370,000

2 Bedroom, 3.00 Bathroom, 1,055 sqft

Residential on 0.00 Acres

Patterson, Calgary, Alberta

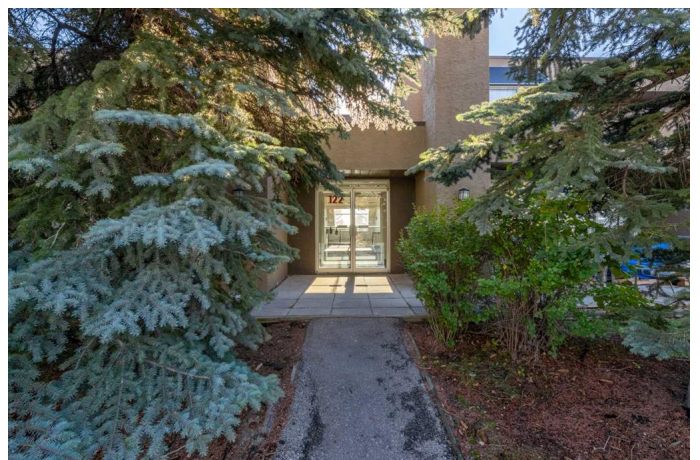
Welcome to Broadcast Hill in the sought after community of Patterson Heights. This is one of Calgary's premier complexes and boasts upscale amenities and stunning city views.

This beautiful 2 bed 2.5 bath features expansive 17 foot ceilings with massive windows allowing the entire unit to fill with natural light. The kitchen is equipped with modern appliances, a breakfast bar and upgraded finishings. There is a spacious office/den space at the top of the stairs and another large 4 piece bathroom with soaker tub. The primary bedroom comes with an attached balcony with perfect downtown city views! This unit comes with 2 assigned parking spots, and 1 storage locker as well. Plenty of visitor parking, and private front entrance available. This complex has amenities such as a gym, indoor pool, tennis court, bike paths, and is close to shopping, public transit, schools, and all the amenities Calgary has to offer. This unit is occupied by tenant until April 30/2025 and is paying \$2,500/month.

Built in 1987

Essential Information

MLS® #	A2177899
Price	\$370,000
Sold Price	\$365,000
Bedrooms	2



Bathrooms	3.00
Full Baths	1
Half Baths	2
Square Footage	1,055
Acres	0.00
Year Built	1987
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Sold

Community Information

Address	9, 122 Village Heights Sw
Subdivision	Patterson
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 2L2

Amenities

Amenities	Clubhouse, Community Gardens, Dog Run, Fitness Center, Indoor Pool, Parking, Playground, Park, Racquet Courts, Recreation Facilities, Recreation Room, Snow Removal, Storage, Visitor Parking
Parking Spaces	2
Parking	Assigned, Parkade, Underground

Interior

Interior Features	Breakfast Bar, Ceiling Fan(s), High Ceilings, No Smoking Home, Storage, No Animal Home, Quartz Counters
Appliances	Microwave, Refrigerator, See Remarks, Washer/Dryer, Window Coverings, Electric Range, Microwave Hood Fan, Range
Heating	Baseboard, Hot Water
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning, See Remarks
Basement	None

Exterior

Exterior Features	Storage, Balcony, Courtyard, Playground, Private Entrance, Tennis Court(s)
Lot Description	Close to Clubhouse, Treed
Roof	Tar/Gravel
Construction	Brick, Wood Frame
Foundation	Poured Concrete, Wood

Additional Information

Date Listed	November 7th, 2024
Date Sold	November 22nd, 2024
Days on Market	15
Zoning	M-C1
HOA Fees	0.00

Listing Details

Listing Office	Unison Realty Group Ltd.
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