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**10, 203 Village Terrace SW
Calgary, Alberta**

MLS # A2249210



\$379,900

Division:	Patterson		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Multi Level Unit		
Size:	1,049 sq.ft.	Age:	1987 (38 yrs old)
Beds:	2	Baths:	1 full / 2 half
Garage:	Assigned, Covered, Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Carpet, Cork, Laminate	Sewer:	-
Roof:	Tar/Gravel	Condo Fee:	\$ 722
Basement:	None	LLD:	-
Exterior:	Concrete, Stucco, Wood Frame	Zoning:	M-C1 d37
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), Granite Counters, Separate Entrance, Storage, Vaulted Ceiling(s)		

Inclusions: TV Mount in Primary Bedroom (to be remounted behind artwork), Two (2) Garage Remotes, One Amenities Access FOB

****OPEN HOUSE Saturday, August 23 1:00pm - 3:00pm**** Welcome to the News at Broadcast Hill! This beautiful condo in Patterson truly showcases what Calgary has to offer when it comes to a unique, two-story condo layout. Upon entering, you'll find a kitchen complete with granite countertops, stainless steel appliances, and a breakfast bar – a perfect setting for enjoying a home-cooked meal with friends and family. The living room is highlighted by the natural wood-burning fireplace and 16-foot vaulted ceilings which provide this space with substantial natural light. Just off the living room is an exclusive use patio area located directly onto a greenspace. Head upstairs where you'll find a loft area overlooking below, suited perfectly for a home office, a comfortable lounge space, or even an entertainment area, the ideas are endless! Retreat to the primary bedroom, complete with a 2-pc ensuite, and enjoy the views of Calgary from your private balcony! A full 4-pc bathroom, as well as a second bedroom with those same great views, complete the upper floor of the unit. Additional amenities offered by this condo include a fitness center, tennis courts, and an indoor pool – not to mention TWO underground assigned parking stalls and a separate storage unit! Pets are allowed upon written board approval with no size or weight restrictions. Investors, take note, this condo is friendly to short-term rentals! Located only 15 minutes from downtown, you're also just a short distance from shopping centers, schools, Edworthy Park, and more. This home is waiting for you to come say hello, schedule your exclusive viewing today!