



122 Village Heights Calgary Alberta

\$370,000

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. (id:6769)

- Den 11.92 Ft x 9.33 Ft
- Other 11.92 Ft x 10.50 Ft
- Primary Bedroom 14.92 Ft x 9.33 Ft
- Bedroom 10.67 Ft x 9.08 Ft
- 2pc Bathroom 6.08 Ft x 4.92 Ft
- 4pc Bathroom 9.33 Ft x 7.92 Ft

- Kitchen 10.33 Ft x 8.17 Ft
- Dining room 13.92 Ft x 6.33 Ft
- Living room 13.92 Ft x 12.92 Ft
- Laundry room 2.58 Ft x 1.83 Ft
- 2pc Bathroom 7.92 Ft x 2.92 Ft

Listing Presented By:



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**RE/MAX REAL ESTATE
(CENTRAL)**

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