



# 125 Village Heights Calgary Alberta

\$349,000

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 Sarcree 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 kitc...

Living room 22.33 Ft x 12.67 Ft

Kitchen 11.42 Ft x 8.00 Ft

Primary Bedroom 14.17 Ft x 9.67 Ft

3pc Bathroom 8.00 Ft x 5.67 Ft

Bedroom 11.50 Ft x 8.50 Ft

Laundry room 5.67 Ft x 2.92 Ft

4pc Bathroom 8.17 Ft x 5.67 Ft

Other 9.83 Ft x 9.17 Ft

Listing Presented By:



Originally Listed by:  
RE/MAX House of Real Estate

<http://www.yychomesales.com/>



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

773 Glenmore rd , Calgary, British Columbia, V1V 3B9

Phone: (403) 850-6722  
ctimos@telus.net