

**1, 226 Village Terrace SW  
Calgary, Alberta**

**MLS # A2296344**



**\$379,500**

|                  |                                    |               |                   |
|------------------|------------------------------------|---------------|-------------------|
| <b>Division:</b> | Patterson                          |               |                   |
| <b>Type:</b>     | Residential/Low Rise (2-4 stories) |               |                   |
| <b>Style:</b>    | Apartment-Single Level Unit        |               |                   |
| <b>Size:</b>     | 1,005 sq.ft.                       | <b>Age:</b>   | 1987 (39 yrs old) |
| <b>Beds:</b>     | 2                                  | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Assigned, Underground              |               |                   |
| <b>Lot Size:</b> | -                                  |               |                   |
| <b>Lot Feat:</b> | Views                              |               |                   |

**Heating:** Baseboard, Natural Gas

**Floors:** Carpet, Cork

**Roof:** -

**Basement:** None

**Exterior:** Wood Frame

**Foundation:** Poured Concrete

**Features:** Breakfast Bar, Ceiling Fan(s), Closet Organizers, No Animal Home, No Smoking Home, Vinyl Windows

**Water:** -

**Sewer:** -

**Condo Fee:** \$ 691

**LLD:** -

**Zoning:** M-C1 d37

**Utilities:** -

**Inclusions:** Call Seller Directly

Click brochure link for more details. DEVELOPER SHOW SUITE | FULLY FURNISHED | 1,000+ SQ FT | UNOBSTRUCTED CITY VIEWS | TURN KEY INVESTMENT Step inside the developer's former show suite, ideally located in the highly sought after community of The News at Broadcast Hill in the prestigious southwest neighbourhood of Patterson Heights. This ground floor, 2 bedroom, 2 bathroom walk out unit offers over 1,000 sqft of living space with unobstructed city skyline views from every room. Opportunities like this are rare, combining location, size, and value in one offering. The home has been fully upgraded and freshly painted, featuring brand new appliances and window coverings. Highlights include two full bathrooms, a spacious primary bedroom with walk in closet, in suite washer and dryer, underground parking, a large south facing patio, and a cozy wood burning fireplace. This unit is truly turn key and comes fully furnished with high end furnishings and curated artwork throughout. Whether you are looking for a move in ready home or a strong long term rental investment, this property delivers. Just bring your suitcase. Originally held as the developer's prized show suite, this home includes premium upgrades and one of the best locations within the community, just steps from its exceptional amenities. Residents enjoy access to an indoor pool, hot tub, fitness centre, tennis and basketball courts, and an event space for private gatherings. Set on 17 acres of private land, this pet friendly community offers a unique lifestyle just 10 minutes from downtown Calgary. Enjoy peaceful walks, mature surroundings, and the soothing sound of the nearby waterfall just outside your door. This is the first time this unit has been offered for sale since its original purchase from the developer. A rare opportunity to own a fully furnished, show suite quality home in one of

## Calgary's most desirable southwest communities