



GRASSROOTS
REALTY GROUP

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4, 218 Village Terrace SW
Calgary, Alberta

MLS # A2244594



\$312,500

Division:	Patterson		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	854 sq.ft.	Age:	1987 (38 yrs old)
Beds:	2	Baths:	2
Garage:	Assigned, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Laminate, Tile	Sewer:	-
Roof:	Tar/Gravel	Condo Fee:	\$ 581
Basement:	-	LLD:	-
Exterior:	Concrete, Stucco, Wood Frame	Zoning:	M-C1 d37
Foundation:	-	Utilities:	-
Features:	Granite Counters, No Animal Home, No Smoking Home		

Inclusions: N/A

Welcome to The News at Patterson Heights — where comfort, convenience & city views come together. This 2-bedroom, 2-bathroom condo offers 854 sq. ft. of stylish living space in one of Calgary's most desirable west-side communities with views on your balcony of downtown Calgary. This home features a bright & open floor plan with large windows that fill the space with natural light throughout. A welcoming living, kitchen & dining area centers around a cozy wood-burning fireplace, perfect for chilly evenings or entertaining guests. The modern kitchen is equipped with granite countertops, stainless steel appliances & an island with seating & added bonus of extra storage. Step outside to your private balcony—ideal for morning coffee or evening relaxation. You'll find 2 generous bedrooms with city views, including a primary suite with 3-piece ensuite & a full 4-piece main bathroom. As a resident of The News, enjoy 1 assigned underground, heated parking stall steps from your home + a large assigned storage room also just steps away. The fantastic amenities include an indoor pool, fitness center, amenity room & tennis courts. With easy access to downtown, the river, transit, parks, shopping & pathways, this location offers an unbeatable lifestyle. Don't miss your chance to own in this highly sought-after complex—book your private showing today! Check out the Video & click on the 3D tour!