



GRASSROOTS
REALTY GROUP

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3, 207 Village Terrace SW
Calgary, Alberta

MLS # A2253426



\$312,000

Division:	Patterson		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	848 sq.ft.	Age:	1988 (37 yrs old)
Beds:	2	Baths:	2
Garage:	Assigned, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 581
Basement:	-	LLD:	-
Exterior:	Concrete, Stucco, Wood Frame	Zoning:	M-C1 d37
Foundation:	-	Utilities:	-
Features:	Ceiling Fan(s)		

Inclusions: N/A

Welcome to your new home in the vibrant community of Patterson, where convenience, comfort, and value come together. This bright and spacious apartment offers a functional layout designed to make everyday living a pleasure. Inside, you'll love the rare convenience of in-suite Bosch washer and dryer, an uncommon luxury in apartment living, that makes laundry a breeze. A cozy wood-burning fireplace creates the perfect spot to unwind, while the private balcony extends your living space outdoors. You'll also enjoy the peace of mind with an assigned heated underground parking stall and an additional storage locker for all your extras. The building itself is rich with amenities, including a fitness center, indoor pool, hot tub, racquet court, and a recreation room—perfect for both active living and relaxing downtime. Step outside and discover endless walking paths, or head to nearby Edworthy Park for a breath of fresh air. With its prime location, you're just minutes from downtown for work or entertainment, while still having quick access west to the mountains for weekend getaways. Surrounded by nearby amenities, this property truly delivers on both lifestyle and value. Don't miss this opportunity to own a home that offers the perfect balance of comfort and convenience —schedule your showing today!