



**1, 101 Village Heights SW  
Calgary, Alberta**

**MLS # A2282367**



**\$330,000**

<b>Division:</b>	Patterson		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	1,011 sq.ft.	<b>Age:</b>	1987 (39 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Parkade, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Landscaped		

<b>Heating:</b>	Boiler	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 691
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	M-C1 d37
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home, Open Floorplan		

**Inclusions:** N/A

Welcome to this beautifully updated single-level apartment with just over 1000 sqft of living space in the popular "The News" complex that combines the charm of a townhouse with the convenience of condo living. Offering downtown Calgary views, convenient location with easy access to downtown, Winsport and Canada Olympic Park, parks, pathways and an array of condo amenities. As part of this expansive complex, residents enjoy access to fantastic amenities such as tennis courts, a pool and hot tub, a fitness room, and a large community room. This unit features new luxury vinyl plank flooring throughout, new paint and brand new window blinds. Upon entry you're welcomed by a bright open living space with oversized windows, cozy wood burning fireplace, spacious kitchen with granite countertops, stainless steel appliances and nice maple cabinetry. The two spacious bedrooms are both a nice size and the primary includes a walk-in closet and it's own 3pc ensuite bath. This unit also includes in-suite laundry, heated underground parking, and a separate storage locker for added convenience. Centrally located close to downtown Calgary, this home provides easy access to shopping, dining, entertainment, and public transportation.