



GRASSROOTS
REALTY GROUP

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**10, 105 Village Heights SW
Calgary, Alberta**

MLS # A2284424



\$349,900

Division:	Patterson		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Multi Level Unit		
Size:	1,048 sq.ft.	Age:	1988 (38 yrs old)
Beds:	2	Baths:	2
Garage:	Assigned, Heated Garage, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 722
Basement:	-	LLD:	-
Exterior:	Concrete, Stucco	Zoning:	M-C1 d37
Foundation:	-	Utilities:	-
Features:	Granite Counters, No Smoking Home, Open Floorplan, Storage		

Inclusions: Blinds, 1 TV Mount

Welcome to "The News" – one of Calgary's most sought-after complexes, nestled in the desirable community of Patterson. This BEAUTIFULLY UPDATED multi-level condo offers the perfect blend of COMFORT, FUNCTIONALITY, AND STYLE, - complete with stunning PANORAMIC CITY VIEWS. Inside, you'll find 2 SPACIOUS BEDROOMS and 2 FULL BATHROOMS, thoughtfully designed across an OPEN-CONCEPT floor plan that's bright and inviting. The MODERN KITCHEN features rich dark wood cabinetry, GRANITE countertops, STAINLESS STEEL appliances, and stylish pendant lighting – ideal for both everyday living and entertaining. The breakfast bar opens seamlessly into the generous living and dining areas, enhanced by LARGE WINDOWS that fill the home with natural light. Unwind in the cozy living room beside the wood-burning FIREPLACE, or step onto your PRIVATE BALCONY to enjoy skyline and treetop views. Both bedrooms are generously sized with ample closet space and offer access to a SERENE LOWER PATIO surrounded by greenery – a perfect outdoor retreat. Additional highlights include UPDATED FLOORING throughout, a FULLY RENOVATED bathroom with modern finishes, IN-SUITE laundry, and ASSIGNED HEATED UNDERGROUND PARKING, plus extra assigned STORAGE. Residents of The News enjoy exceptional ON-SITE AMENITIES including a fitness centre, indoor pool, hot tub, tennis court, and recreation room. Surrounded by mature trees and walking paths, this quiet and well-maintained complex offers quick access to downtown, the river, transit, parks, and shopping. Experience an unmatched lifestyle in one of Calgary's most desirable locations – book your private showing today!

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