



**8, 114 Village Heights SW
Calgary, Alberta**

MLS # A2289051



\$349,900

Division:	Patterson		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Multi Level Unit		
Size:	1,059 sq.ft.	Age:	1987 (39 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Assigned, Parkade, Secured, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Tar/Gravel	Condo Fee:	\$ 675
Basement:	None	LLD:	-
Exterior:	Concrete, Stucco, Wood Frame	Zoning:	M-C1 d37
Foundation:	-	Utilities:	-
Features:	Ceiling Fan(s), Closet Organizers, Double Vanity, Granite Counters, High Ceilings, No Smoking Home, Pantry		

Inclusions: N/A

Welcome to this beautifully updated loft-style condo in The News from Broadcast Hill located in Patterson - a mature, desirable west-side neighbourhood known for its quiet streets, extensive pathways and convenient access to downtown. Offering over 1,000 sq. ft. of living space, this 2-bedroom, 1.5-bathroom home features a bright and airy layout with soaring high ceilings and large windows that fill the space with natural light. Fresh, modern updates make this unit completely move-in ready: the entire home was professionally painted in 2022, new vinyl flooring was installed throughout in 2022, and the main bathroom was fully renovated in 2023. As you step inside, you'll find a convenient powder room and in-suite laundry, with the kitchen down the hallway on the right. Bright and inviting, it features granite countertops with plenty of counter space and cabinets, a newer Bosch dishwasher, a window over the sink, a pantry and a peninsula with seating - great for casual dining. The adjacent dining area opens onto a spacious east-facing patio surrounded by mature trees with downtown views, offering beautiful morning sunlight and a peaceful outdoor setting for coffee or meals. The living room with high ceilings is open and airy, centered around a cozy wood-burning fireplace and offering access to a second, west-facing patio. Upstairs, you'll find two well-sized bedrooms, a linen closet, and the beautifully renovated 5-piece bathroom complete with double vanity, an oversized walk-in shower, and added built-in storage shelving. This unit also includes underground parking and a separate storage locker for extra convenience. Residents enjoy exceptional amenities including an indoor pool, hot tub, fitness centre, racquet courts, party room, visitor parking, and scenic walking paths throughout the complex. Condo fees include all utilities except

electricity, adding excellent value. Short commute to downtown, shopping, transit, parks, and schools — and only a short drive to WinSport - this home offers an ideal balance of comfort, updates, and location in one of Calgary’s most desirable, tree-lined communities. Book your private showing today!