



**4, 101 Village Heights SW
Calgary, Alberta**

MLS # A2297821



\$339,900

Division:	Patterson		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	914 sq.ft.	Age:	1987 (39 yrs old)
Beds:	2	Baths:	2
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Metal	Condo Fee:	\$ 581
Basement:	-	LLD:	-
Exterior:	Metal Siding , Mixed, Stucco	Zoning:	M-C1 d37
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Granite Counters, Vinyl Windows		

Inclusions: N/A

Set within an established and truly unique community, this is a quiet, elevated lifestyle just minutes from the city. This bright and beautifully maintained second-floor condo offers 2 bedrooms and 2 full bathrooms, thoughtfully designed for easy, low-maintenance living. Recent updates including new luxury vinyl plank flooring, fresh paint, and updated baseboards give the home a clean, modern feel, while large windows fill the space with natural light throughout. The living room is warm and inviting, centred around a wood-burning fireplace and flowing seamlessly into a generous dining area—perfect for hosting or easily reimagined as a comfortable home office. The kitchen balances style and function, featuring granite countertops, maple cabinetry, a curved eating bar, subway tile backsplash, an upgraded dishwasher, and updated laundry appliances for everyday convenience. Both bedrooms offer excellent storage, including a spacious primary retreat with a built-in wardrobe and private ensuite. The bathrooms have been thoughtfully renovated, offering both a full tub and a stand-up shower for added flexibility. A second full bathroom is ideally located just across from the second bedroom, making it perfect for guests or shared living. Step outside to your southeast-facing balcony and enjoy morning sun along with open views across the surrounding neighbourhood and toward the horizon. Additional features include in-suite laundry, a large private storage locker, and a reserved parking stall in the heated parkade—conveniently located on the same level as the unit for easy access. Residents of this pet-friendly complex (with board approval) enjoy beautifully maintained grounds with an ornamental pond and fountain, along with access to exceptional amenities including tennis courts, a fitness centre, indoor pool and hot tub, and a welcoming party room with fireplace.

Condo fees include heat and water/sewer for added peace of mind. Originally built as the media village for the 1988 Winter Olympics, this iconic location offers a rare blend of history, community, and convenience. Just minutes to shopping, transit, recreation, and with quick access to downtown, this is a home that delivers both lifestyle and location.