



**1, 108 Village Heights SW  
Calgary, Alberta**

**MLS # A2299518**



**\$335,000**

<b>Division:</b>	Patterson		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	1,023 sq.ft.	<b>Age:</b>	1988 (38 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Assigned, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Fireplace(s)	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Cork	<b>Sewer:</b>	-
<b>Roof:</b>	Tar/Gravel	<b>Condo Fee:</b>	\$ 691
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Stucco, Wood Siding	<b>Zoning:</b>	M-C1 d37
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Closet Organizers, Granite Counters, Recreation Facilities, See Remarks, Separate Entrance		

**Inclusions:** N/A

Welcome to this spacious and well-appointed 2-bedroom, 2-bathroom unit in the desirable community of Patterson Heights. Offering one of the larger floorplans in the complex, this home features a bright southeast exposure that fills the space with natural light. The open-concept layout includes a functional kitchen with granite countertops, stainless steel appliances, and a convenient pantry, flowing seamlessly into the dining area and inviting living room complete with a cozy wood-burning fireplace. Step outside to your private patio backing onto a large green space—perfect for relaxing or entertaining. The primary bedroom offers a walk-in closet and a 3-piece ensuite with a separate shower. A generous second bedroom provides flexibility for guests, a home office, or den. A full 4-piece bathroom and in-suite European washer/dryer combo add to the home’s convenience. Additional features include one heated underground parking stall and a dedicated storage unit. Enjoy an array of exceptional amenities including an indoor pool, hot tub, fitness centre, tennis court, and social room. Ideally located close to parks, pathways, transit, and major routes, this home offers both comfort and convenience in a sought-after community.