



**1, 122 Village Heights SW
Calgary, Alberta**

MLS # A2114630



\$328,000

Division:	Patterson		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment		
Size:	833 sq.ft.	Age:	1987 (37 yrs old)
Beds:	2	Baths:	2
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Tile, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 531
Basement:	-	LLD:	-
Exterior:	Concrete, Wood Frame	Zoning:	M-C1 d37
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home		

Inclusions: None

Discover this newly renovated unit in the desirable community of Patterson. This 2-bedroom, 2-bathroom residence offers a blend of modern upgrades and comfort. As you step inside, you'll be greeted by an open living space. The kitchen features newly installed quartz countertops, stainless steel appliances, and freshly painted cabinets. The open concept design ensures that you can stay connected with guests while cooking. Having two bedrooms, you can turn one into home office or guest room . The unit boasts two full bathrooms, the 3-pc ensuite features a newly installed shower stall, adding an extra layer of convenience for residents and guests alike. Throughout the unit, you'll find newly installed vinyl plank flooring and fresh paint on the walls. The living area extends to a patio, providing an outdoor space to enjoy your morning coffee. Assigned storage locker on ground floor and heated parking on second floor. You will enjoy the facilities in The News, such as pool, gym, tennis court, bike storage and storage locker. Short driving distance to shopping area, restaurants, parks and schools. Easy access to Sarcee Trail and Bow Trail. This unit presents an ideal opportunity for first-time buyers and investors. Don't miss out on the chance to make this delightful residence your own. Schedule your showing today and experience the best of Patterson living!