



GRASSROOTS
REALTY GROUP

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10, 114 Village Heights SW
Calgary, Alberta

MLS # A2205944



\$370,000

Division:	Patterson		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Multi Level Unit		
Size:	1,050 sq.ft.	Age:	1987 (38 yrs old)
Beds:	2	Baths:	1 full / 2 half
Garage:	Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 675
Basement:	-	LLD:	-
Exterior:	Stucco	Zoning:	M-C1
Foundation:	-	Utilities:	-
Features:	Granite Counters		

Inclusions:	N/a
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This beautifully updated multi-level apartment offers downtown Calgary views and an array of amenities, making it the perfect blend of modern comfort and urban convenience. The main floor features a living room with soaring two-story ceilings, an abundance of windows that bathe the space in natural light, laminate flooring, and a cozy wood-burning fireplace. The kitchen is thoughtfully updated with maple cabinets, stainless steel appliances, granite countertops, and a pass-through window that opens to the living and dining areas, creating a bright and open atmosphere. From the main floor, you can step out onto your private ground-level patio to enjoy views to the west. Upstairs, you’ll find two spacious bedrooms and a versatile loft space, with the primary bedroom featuring its own 2-piece ensuite and access to an incredible rooftop deck that showcases stunning downtown views - during Stampede you can see the fireworks!. This unit also includes in-suite laundry, underground parking, and a separate storage locker for added convenience. As part of this expansive complex, residents enjoy access to fantastic amenities such as tennis courts, a pool and hot tub, a fitness room, and a large community room. Centrally located close to downtown Calgary, this home provides easy access to shopping, dining, entertainment, and public transportation—offering the perfect combination of style, functionality, and location.