

# \$312,500 - 4, 218 Village Terrace Sw, Calgary

MLS® #A2244594

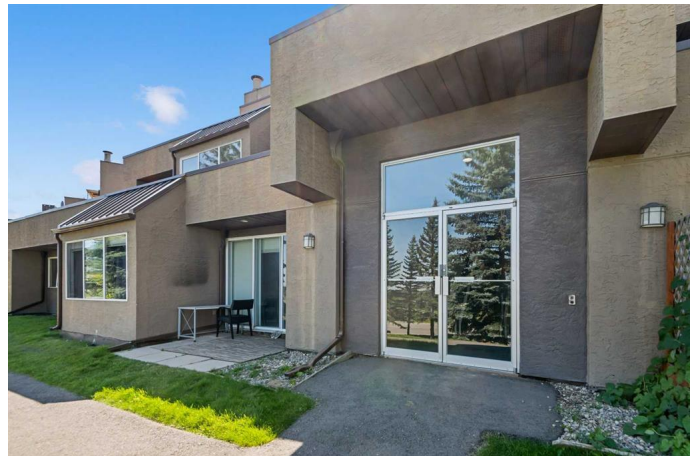
**\$312,500**

2 Bedroom, 2.00 Bathroom, 854 sqft

Residential on 0.00 Acres

Patterson, Calgary, Alberta

Welcome to The News at Patterson Heights – where comfort, convenience & city views come together. This 2-bedroom, 2-bathroom condo offers 854 sq. ft. of stylish living space in one of Calgary’s most desirable west-side communities with views on your balcony of downtown Calgary. This home features a bright & open floor plan with large windows that fill the space with natural light throughout. A welcoming living, kitchen & dining area centers around a cozy wood-burning fireplace, perfect for chilly evenings or entertaining guests. The modern kitchen is equipped with granite countertops, stainless steel appliances & an island with seating & added bonus of extra storage. Step outside to your private balcony – ideal for morning coffee or evening relaxation. You'll find 2 generous bedrooms with city views, including a primary suite with 3-piece ensuite & a full 4-piece main bathroom. As a resident of The News, enjoy 1 assigned underground, heated parking stall steps from your home + a large assigned storage room also just steps away. The fantastic amenities include an indoor pool, fitness center, amenity room & tennis courts. With easy access to downtown, the river, transit, parks, shopping & pathways, this location offers an unbeatable lifestyle. Don’t miss your chance to own in this highly sought-after complex – book your private showing today! Check out the Video & click on the 3D tour!



Built in 1987

## Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | A2244594          |
| Price          | \$312,500         |
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 854               |
| Acres          | 0.00              |
| Year Built     | 1987              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

## Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 4, 218 Village Terrace Sw |
| Subdivision | Patterson                 |
| City        | Calgary                   |
| County      | Calgary                   |
| Province    | Alberta                   |
| Postal Code | T3H 2L4                   |

## Amenities

|                |                                                                                |
|----------------|--------------------------------------------------------------------------------|
| Amenities      | Snow Removal, Trash, Visitor Parking, Indoor Pool, Racquet Courts, Spa/Hot Tub |
| Parking Spaces | 1                                                                              |
| Parking        | Assigned, Underground                                                          |
| Has Pool       | Yes                                                                            |

## Interior

|                   |                                                                                               |
|-------------------|-----------------------------------------------------------------------------------------------|
| Interior Features | Granite Counters, No Animal Home, No Smoking Home                                             |
| Appliances        | Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings |
| Heating           | Baseboard                                                                                     |
| Cooling           | None                                                                                          |
| Fireplace         | Yes                                                                                           |
| # of Fireplaces   | 1                                                                                             |

|              |              |
|--------------|--------------|
| Fireplaces   | Wood Burning |
| # of Stories | 4            |

## Exterior

|                   |                              |
|-------------------|------------------------------|
| Exterior Features | Balcony                      |
| Roof              | Tar/Gravel                   |
| Construction      | Concrete, Stucco, Wood Frame |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | August 2nd, 2025 |
| Days on Market | 26               |
| Zoning         | M-C1 d37         |

## Listing Details

|                |                        |
|----------------|------------------------|
| Listing Office | MaxWell Capital Realty |
|----------------|------------------------|

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