

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

MLS® #A2244594

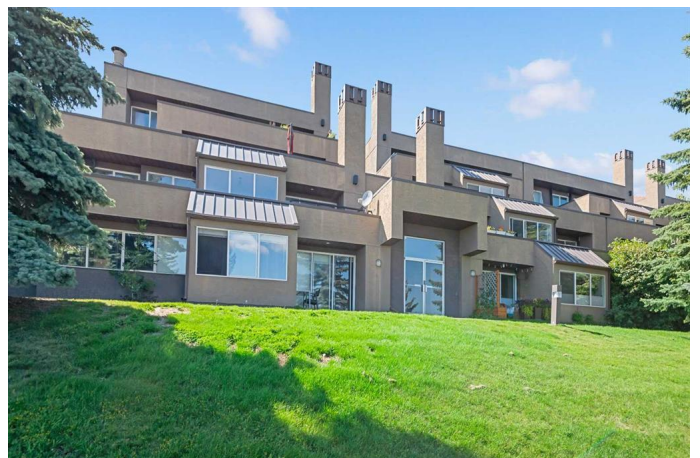
**\$312,500**

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	Indoor Pool, Racquet Courts, Snow Removal, Spa/Hot Tub, Trash, Visitor Parking
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	2
Zoning	M-C1 d37

## Listing Details

Listing Office	MaxWell Capital Realty
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