

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

MLS® #A2244594

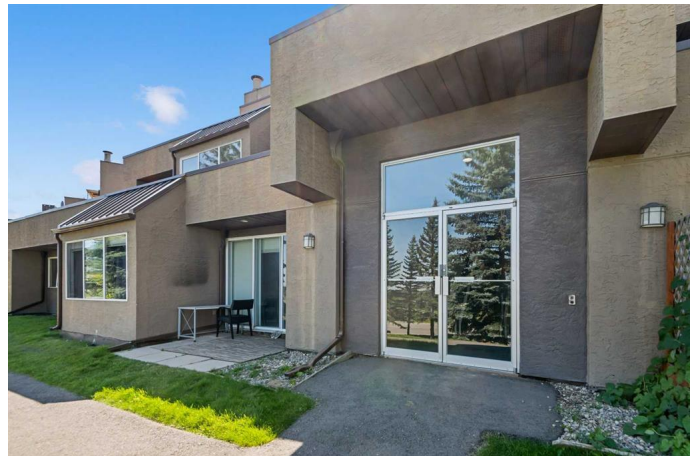
\$312,500

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	Underground, Assigned
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	20
Zoning	M-C1 d37

Listing Details

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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.