

8, 218 Village Terrace SW  
Calgary, Alberta

MLS # A2232219



**\$349,900**

<b>Division:</b>	Patterson		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Multi Level Unit		
<b>Size:</b>	1,047 sq.ft.	<b>Age:</b>	1988 (37 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Assigned, Heated Garage, Parkade, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Landscaped, Views		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Clay Tile, Tar/Gravel	<b>Condo Fee:</b>	\$ 675
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	M-C1 d37
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters, High Ceilings, Laminate Counters, No Smoking Home, Open Floorplan		

**Inclusions:** N/A

Welcome to "The News" – a highly sought-after complex perched in the hills of Calgary's vibrant west side. This beautifully maintained multi-level apartment offers a rare combination of space, function, and sweeping city views in one of the city's most established communities of Patterson. This unique 2-bedroom, 2-bathroom home features a bright and open floor plan with soaring ceilings and large windows that flood the space with natural light. The main level offers a spacious living and dining area anchored by a cozy wood burning fireplace, perfect for relaxing or entertaining. The well-appointed kitchen includes ample cabinetry, brand new stainless steel appliances, granite counters, and a private deck, just perfect for morning coffee! Upstairs you will find two bedrooms with downtown views, a 4 pc bathroom, and an open to below that has light natural light coming in at all times of the day. Beautifully updated with new flooring, cabinets and appliances, along side 2 underground parking stalls and a storage locker, this home is the total package. Residents of The News enjoy access to a fantastic array of amenities including an indoor pool, fitness centre, tennis court, and clubhouse. With easy views and access to downtown, nearby pathways, parks, shopping, and transit, this location offers both lifestyle and convenience. Don't miss your opportunity to own in this established, well-managed complex. Book your private showing today and experience everything this exceptional home has to offer.