

**2, 219 Village Terrace SW  
Calgary, Alberta**

**MLS # A2294658**



**\$310,000**

<b>Division:</b>	Patterson		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	818 sq.ft.	<b>Age:</b>	1987 (39 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Assigned, Heated Garage, Parkade, Stall, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 549
<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>	See Remarks		

**Inclusions:** N/A

Resort-style living all year round awaits in this beautifully updated main-floor 2-bedroom, 2-bathroom condo with underground parking. This bright and spacious home features a modern open-concept layout with a stylish kitchen complete with granite countertops, tile backsplash, stainless steel appliances, and a large pantry—perfect for both everyday living and entertaining. The inviting living room offers generous space to relax, highlighted by a cozy wood-burning fireplace and easy access to your private patio, ideal for enjoying your morning coffee or unwinding outdoors. The large primary bedroom includes a spacious closet and a 3-piece ensuite, while the second bedroom and additional full bathroom provide flexibility for guests, family, or a home office. A versatile den/office or dining area, along with in-suite laundry, adds to the functionality of this well-designed floor plan. Residents enjoy exceptional amenities included in the condo fees, featuring a beautiful indoor pool, hot tub, fully equipped fitness room, and tennis courts, creating a true resort-style lifestyle right within the complex. Ideally located close to dog parks, scenic ridge pathways, shopping, and everyday amenities, with quick access to downtown, this home offers the perfect balance of convenience, comfort, and lifestyle.