

**4, 101 Village Heights SW  
Calgary, Alberta**

**MLS # A2297821**



**\$339,900**

<b>Division:</b>	Patterson		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	914 sq.ft.	<b>Age:</b>	1987 (39 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Metal	<b>Condo Fee:</b>	\$ 581
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Metal Siding , Mixed, Stucco	<b>Zoning:</b>	M-C1 d37
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Granite Counters, Vinyl Windows		

**Inclusions:** N/A

Set within an established and truly unique community, this is a quiet, elevated lifestyle just minutes from the city. This bright and beautifully maintained second-floor condo offers 2 bedrooms and 2 full bathrooms, thoughtfully designed for easy, low-maintenance living. Recent updates including new luxury vinyl plank flooring, fresh paint, and updated baseboards give the home a clean, modern feel, while large windows fill the space with natural light throughout. The living room is warm and inviting, centred around a wood-burning fireplace and flowing seamlessly into a generous dining area—perfect for hosting or easily reimagined as a comfortable home office. The kitchen balances style and function, featuring granite countertops, maple cabinetry, a curved eating bar, subway tile backsplash, an upgraded dishwasher, and updated laundry appliances for everyday convenience. Both bedrooms offer excellent storage, including a spacious primary retreat with a built-in wardrobe and private ensuite. The bathrooms have been thoughtfully renovated, offering both a full tub and a stand-up shower for added flexibility. A second full bathroom is ideally located just across from the second bedroom, making it perfect for guests or shared living. Step outside to your southeast-facing balcony and enjoy morning sun along with open views across the surrounding neighbourhood and toward the horizon. Additional features include in-suite laundry, a large private storage locker, and a reserved parking stall in the heated parkade—conveniently located on the same level as the unit for easy access. Residents of this pet-friendly complex (with board approval) enjoy beautifully maintained grounds with an ornamental pond and fountain, along with access to exceptional amenities including tennis courts, a fitness centre, indoor pool and hot tub, and a welcoming party room with fireplace.

Condo fees include heat and water/sewer for added peace of mind. Originally built as the media village for the 1988 Winter Olympics, this iconic location offers a rare blend of history, community, and convenience. Just minutes to shopping, transit, recreation, and with quick access to downtown, this is a home that delivers both lifestyle and location.