

# \$329,000 - 3, 226 Village Terrace Sw, Calgary

MLS® #A2208519

**\$329,000**

2 Bedroom, 2.00 Bathroom, 843 sqft

Residential on 0.00 Acres

Patterson, Calgary, Alberta

Great 2-bed 2-bath condo with a fabulous city view. "The News" is an iconic and unique property with beautiful landscaping of the grounds. As you enter your unit, you'll be welcomed by an inviting, bright and spacious living space, including kitchen, dining room, and living room. The kitchen has an efficient layout with granite countertops, an island for food prep, quality cabinetry, and stainless steel appliances. Large windows and a patio door provide plenty of natural light to the main living area. Recently installed brand new luxury vinyl plank flooring throughout the entire unit. The living room has a cozy wood burning fireplace. The dining area can be used as a den/office area adjacent to the living room if you work from home or want an extra space for hobbies. From every window and the large private balcony, you'll enjoy the stunning views of downtown. Down a short hall are 2 bedrooms and 2 full bathrooms, including a full ensuite in the primary bedroom. Laundry is adjacent to the kitchen. On the same level as the unit is the door to underground parking and secure storage. On site amenities include an indoor swimming pool, hot tub, party room for group events and fitness facility. Outside are tennis courts/basketball court. The buildings are surrounded by green space, walking paths/trails, a lovely babbling water feature. Close to parks, schools, major transit routes, shopping, and quick access to downtown, as well as easy access to the mountains.



Built in 1987

### Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | A2208519          |
| Price          | \$329,000         |
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 843               |
| Acres          | 0.00              |
| Year Built     | 1987              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 3, 226 Village Terrace Sw |
| Subdivision | Patterson                 |
| City        | Calgary                   |
| County      | Calgary                   |
| Province    | Alberta                   |
| Postal Code | T3H 2L4                   |

### Amenities

|                |                                                                                    |
|----------------|------------------------------------------------------------------------------------|
| Amenities      | Fitness Center, Indoor Pool, Racquet Courts, Spa/Hot Tub, Storage, Visitor Parking |
| Utilities      | Cable Available                                                                    |
| Parking Spaces | 1                                                                                  |
| Parking        | Underground                                                                        |
| Has Pool       | Yes                                                                                |

### Interior

|                   |                                                                                               |
|-------------------|-----------------------------------------------------------------------------------------------|
| Interior Features | Kitchen Island, No Smoking Home, Recreation Facilities                                        |
| Appliances        | Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer |
| Heating           | Baseboard                                                                                     |
| Cooling           | None                                                                                          |
| Fireplace         | Yes                                                                                           |

|                 |                           |
|-----------------|---------------------------|
| # of Fireplaces | 1                         |
| Fireplaces      | Living Room, Wood Burning |
| # of Stories    | 2                         |

## Exterior

|                   |                                    |
|-------------------|------------------------------------|
| Exterior Features | Balcony, Basketball Court, Storage |
| Construction      | Concrete, Stucco                   |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | April 4th, 2025 |
| Days on Market | 18              |
| Zoning         | M-C1            |

## Listing Details

|                |                      |
|----------------|----------------------|
| Listing Office | MaxWell Canyon Creek |
|----------------|----------------------|

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