

**3, 207 Village Terrace SW**  
**Calgary, Alberta**

**MLS # A2253426**



**\$312,000**

|                  |                                    |               |                   |
|------------------|------------------------------------|---------------|-------------------|
| <b>Division:</b> | Patterson                          |               |                   |
| <b>Type:</b>     | Residential/Low Rise (2-4 stories) |               |                   |
| <b>Style:</b>    | Apartment-Single Level Unit        |               |                   |
| <b>Size:</b>     | 848 sq.ft.                         | <b>Age:</b>   | 1988 (37 yrs old) |
| <b>Beds:</b>     | 2                                  | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Assigned, Underground              |               |                   |
| <b>Lot Size:</b> | -                                  |               |                   |
| <b>Lot Feat:</b> | -                                  |               |                   |

|                    |                              |                   |          |
|--------------------|------------------------------|-------------------|----------|
| <b>Heating:</b>    | Baseboard                    | <b>Water:</b>     | -        |
| <b>Floors:</b>     | Carpet, Laminate             | <b>Sewer:</b>     | -        |
| <b>Roof:</b>       | -                            | <b>Condo Fee:</b> | \$ 581   |
| <b>Basement:</b>   | -                            | <b>LLD:</b>       | -        |
| <b>Exterior:</b>   | Concrete, Stucco, Wood Frame | <b>Zoning:</b>    | M-C1 d37 |
| <b>Foundation:</b> | -                            | <b>Utilities:</b> | -        |
| <b>Features:</b>   | Ceiling Fan(s)               |                   |          |

**Inclusions:** N/A

Welcome to your new home in the vibrant community of Patterson, where convenience, comfort, and value come together. This bright and spacious apartment offers a functional layout designed to make everyday living a pleasure. Inside, you'll love the rare convenience of in-suite Bosch washer and dryer, an uncommon luxury in apartment living, that makes laundry a breeze. A cozy wood-burning fireplace creates the perfect spot to unwind, while the private balcony extends your living space outdoors. You'll also enjoy the peace of mind with an assigned heated underground parking stall and an additional storage locker for all your extras. The building itself is rich with amenities, including a fitness center, indoor pool, hot tub, racquet court, and a recreation room—perfect for both active living and relaxing downtime. Step outside and discover endless walking paths, or head to nearby Edworthy Park for a breath of fresh air. With its prime location, you're just minutes from downtown for work or entertainment, while still having quick access west to the mountains for weekend getaways. Surrounded by nearby amenities, this property truly delivers on both lifestyle and value. Don't miss this opportunity to own a home that offers the perfect balance of comfort and convenience —schedule your showing today!