

**8, 114 Village Heights SW**  
**Calgary, Alberta**
**MLS # A2201764**

**\$364,900**

<b>Division:</b>	Patterson		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Multi Level Unit		
<b>Size:</b>	1,052 sq.ft.	<b>Age:</b>	1987 (38 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Hot Water, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Tar/Gravel	<b>Condo Fee:</b>	\$ 675
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	M-C1
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, No Smoking Home, Quartz Counters		

**Inclusions:** N/A

Some of the best in Calgary apartment lifestyle. This MULTILEVEL, PENTHOUSE features over 1000 square feet of LIVING SPACE, 2 BEDROOMS, 1.5 BATHROOMS, 2 OUTDOOR SPACES, a LARGE storage locker and some incredible VIEWS. You will not be disappointed by the incredible location, a short drive to downtown, minutes away from your journey to the mountains or hop onto Stoney Trail and be at the reservoir for a morning run within minutes. As you enter this unit you are greeted with NEWER FLOORING and PAINT throughout. The vestibule is home to newer washers and dryers, half bathroom, closets and pantry. It opens up into the cozy kitchen with a convenient breakfast nook / dining area featuring garden doors to your private patio with wonderful views. Across the hall you will find the incredible living room with massive 16 FOOT CEILINGS, a wall of windows to brighten your day and a two way fireplace for charming fall evenings. Lastly, there is a SECOND outdoor space accessed with garden doors to a second patio. Upstairs, enjoy the privacy of two generous bedrooms with the primary bedroom highlighted with INCREDIBLE VIEWS of the city and downtown. The second floor is complete with a NEWLY RENOVATED FULL BATHROOM featuring a massive WALK IN shower. Enjoy the amenities of a pool, gym and hot tub with ample green space for privacy and lots of visitor parking. Lastly, your dog will also be absolutely smitten with you, pet friendly, lots of greenspace and a short walk to Edworthy Park and off leash area. Book a private tour today.