

**10, 114 Village Heights SW**  
**Calgary, Alberta**
**MLS # A2205944**

**\$375,000**

<b>Division:</b>	Patterson		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Multi Level Unit		
<b>Size:</b>	1,050 sq.ft.	<b>Age:</b>	1987 (38 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1 full / 2 half
<b>Garage:</b>	Stall, 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>	\$ 675
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco	<b>Zoning:</b>	M-C1
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters		

<b>Inclusions:</b>	N/a
--------------------	-----

This beautifully updated multi-level apartment offers downtown Calgary views and an array of amenities, making it the perfect blend of modern comfort and urban convenience. The main floor features a living room with soaring two-story ceilings, an abundance of windows that bathe the space in natural light, laminate flooring, and a cozy wood-burning fireplace. The kitchen is thoughtfully updated with maple cabinets, stainless steel appliances, granite countertops, and a pass-through window that opens to the living and dining areas, creating a bright and open atmosphere. From the main floor, you can step out onto your private ground-level patio to enjoy views to the west. Upstairs, you'll find two spacious bedrooms and a versatile loft space, with the primary bedroom featuring its own 2-piece ensuite and access to an incredible rooftop deck that showcases stunning downtown views - during Stampede you can see the fireworks!. This unit also includes in-suite laundry, underground parking, and a separate storage locker for added convenience. As part of this expansive complex, residents enjoy access to fantastic amenities such as tennis courts, a pool and hot tub, a fitness room, and a large community room. Centrally located close to downtown Calgary, this home provides easy access to shopping, dining, entertainment, and public transportation—offering the perfect combination of style, functionality, and location.