

**10, 215 Village Terrace SW**  
**Calgary, Alberta**

**MLS # A2323744**



**\$340,000**

<b>Division:</b>	Patterson		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Multi Level Unit		
<b>Size:</b>	1,058 sq.ft.	<b>Age:</b>	1987 (39 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1 full / 2 half
<b>Garage:</b>	Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 675
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	M-C1 d37
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), High Ceilings, Skylight(s), Storage		

**Inclusions:** N/A

Welcome to this beautifully updated two-storey condo nestled in the highly sought-after community of Patterson, where mature trees, incredible amenities, and stunning city views come together to create an exceptional place to call home. From the moment you step inside, you'll appreciate the bright and airy feel created by soaring ceilings, oversized windows, and an abundance of natural light. The thoughtfully designed main level offers an open-concept layout perfect for both everyday living and entertaining. The updated kitchen features granite countertops, stainless steel appliances, ample cabinetry, and a convenient breakfast bar overlooking the living and dining spaces. Rich laminate flooring flows throughout, while the cozy wood-burning fireplace creates a warm and inviting focal point for relaxing evenings at home. One of the standout features of this home is its incredible connection to the outdoors. Enjoy your private west-facing patio on the main level, surrounded by mature trees and beautiful green space, creating a peaceful retreat for morning coffee or summer barbecues. Upstairs, a second east-facing balcony offers breathtaking city views, providing the perfect place to unwind and watch the skyline light up at night. The upper level features two generously sized bedrooms, including a spacious primary retreat complete with a private 2-piece ensuite and direct access to the upper balcony. A full 4-piece bathroom and convenient in-suite laundry complete the home's functional layout. Residents of this well-maintained complex enjoy access to an impressive collection of amenities, including an indoor swimming pool, hot tub, fitness centre, tennis courts, beautifully landscaped grounds, walking paths, and a serene waterfall feature that creates a truly resort-like atmosphere year-round. Additional highlights include a heated underground parking stall, separate storage

unit, and an unbeatable location with easy access to downtown Calgary, major roadways, shopping, restaurants, parks, and pathways. Offering the perfect blend of comfort, convenience, and lifestyle, this exceptional Patterson home is ready to welcome its next owner.