

7, 219 Village Terrace SW
Calgary, Alberta

MLS # A2342380



\$359,900

Division:	Patterson		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Multi Level Unit		
Size:	1,070 sq.ft.	Age:	1987 (39 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Concrete, Flat	Condo Fee:	\$ 675
Basement:	None	LLD:	-
Exterior:	Concrete, Stucco, Wood Frame	Zoning:	M-C1 d37
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Closet Organizers, Granite Counters, High Ceilings, Open Floorplan, Storage		

Inclusions: Storage Shed on Main Patio, Patio Set on Front Deck, TV Bracket in Primary, Attached Sheving in Living Room

Set within The News at Broadcast Hill, this beautifully updated multi-level end unit offers the ease of condo living with the rare feeling of a townhouse, with no neighbours, two heated parking stalls, and a sense of privacy that makes the home feel more like a retreat than a condo. From the front entry, the home opens into a bright and functional kitchen with granite counters, stainless steel appliances, a newer refrigerator + dishwasher, warm cabinetry, updated lighting, and a charming workspace that makes everyday living feel considered. This space can easily be repurposed to a dining area offering an easy place to gather, whether for weeknight dinners, morning coffee, or something a little slower on the weekend. A private northeast-facing front balcony offers one more little outdoor escape, perfect for morning light or a few favourite planters. The grand main living area is the heart of the home, with soaring ceilings, oversized windows, newer sliding doors, air conditioning, warm timeless flooring, and a wood-burning fireplace that gives the space its character. From here, step directly outside to the private southwest-facing terrace, a beautifully sheltered outdoor space that feels like a private escape from the city, not overlooked and perfectly suited for planters, summer dinners, or a quiet glass of wine at the end of the day. Upstairs, the primary bedroom feels calm and peaceful, while the second bedroom offers lovely flexibility for guests, children, or a dedicated home office. The updated full bathroom completes the upper level with fresh, elevated finishes, walk-in shower + a cozy soaker bathtub. The home is completed with an updated powder room, in-suite laundry (washer - 2025), included blinds, and included curtain rods add ease and function to daily life. Heat and water are included in the condo fee, with electricity and internet billed separately, and residents enjoy

assigned storage, bike storage, and access to an impressive collection of amenities including a pool, spa, gym, recreation room, and tennis courts. Set within a beautifully established 16-acre complex just minutes from downtown, shopping, transit, pathways, and everyday conveniences, this is a home with warmth, privacy, and personality, the kind of place that feels easy to live in and hard to forget.