

# \$329,000 - 3, 226 Village Terrace Sw, Calgary

MLS® #A2208519

**\$329,000**

2 Bedroom, 2.00 Bathroom, 843 sqft

Residential on 0.00 Acres

Patterson, Calgary, Alberta

Great 2-bed 2-bath condo with a fabulous city view. "The News" is an iconic and unique property with beautiful landscaping of the grounds. As you enter your unit, you'll be welcomed by an inviting, bright and spacious living space, including kitchen, dining room, and living room. The kitchen has an efficient layout with granite countertops, an island for food prep, quality cabinetry, and stainless steel appliances. Large windows and a patio door provide plenty of natural light to the main living area. Recently installed brand new luxury vinyl plank flooring throughout the entire unit. The living room has a cozy wood burning fireplace. The dining area can be used as a den/office area adjacent to the living room if you work from home or want an extra space for hobbies. From every window and the large private balcony, you'll enjoy the stunning views of downtown. Down a short hall are 2 bedrooms and 2 full bathrooms, including a full ensuite in the primary bedroom. Laundry is adjacent to the kitchen. On the same level as the unit is the door to underground parking and secure storage. On site amenities include an indoor swimming pool, hot tub, party room for group events and fitness facility. Outside are tennis courts/basketball court. The buildings are surrounded by green space, walking paths/trails, a lovely babbling water feature. Close to parks, schools, major transit routes, shopping, and quick access to downtown, as well as easy access to the mountains.



Built in 1987

### Essential Information

MLS® #	A2208519
Price	\$329,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	843
Acres	0.00
Year Built	1987
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### Community Information

Address	3, 226 Village Terrace Sw
Subdivision	Patterson
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 2L4

### Amenities

Amenities	Fitness Center, Racquet Courts, Spa/Hot Tub, Storage, Visitor Parking, Indoor Pool
Utilities	Cable Available
Parking Spaces	1
Parking	Underground
Has Pool	Yes

### Interior

Interior Features	Kitchen Island, No Smoking Home, Recreation Facilities
Appliances	Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer
Heating	Baseboard
Cooling	None
Fireplace	Yes

# of Fireplaces	1
Fireplaces	Living Room, Wood Burning
# of Stories	2

### **Exterior**

Exterior Features	Balcony, Basketball Court, Storage
Construction	Concrete, Stucco

### **Additional Information**

Date Listed	April 4th, 2025
Days on Market	3
Zoning	M-C1

### **Listing Details**

Listing Office	MaxWell Canyon Creek
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