

\$324,000 - 4, 226 Village Terrace Sw, Calgary

MLS® #A2162575

\$324,000

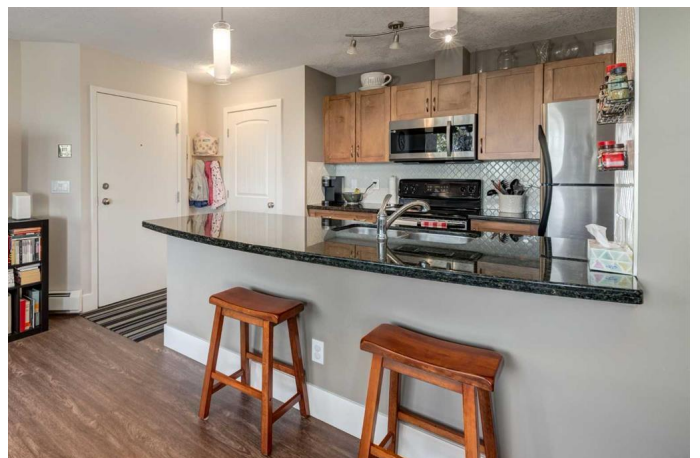
2 Bedroom, 2.00 Bathroom, 845 sqft

Residential on 0.00 Acres

Patterson, Calgary, Alberta

Location, Amenities, Functionality, AND Style!

This end-unit 2-bed 2-bath condo is a stunner with all kinds of value. As you enter the grounds of this iconic and unique property, you'll notice the meticulous landscaping and maintenance across the entire grounds. As you enter your unit, you'll be welcomed by an inviting and spacious open-concept living space, including kitchen, dining room, and living room. The kitchen has an efficient layout and features granite countertops, stylish tile backsplash, an island for food prep, quality cabinetry, and a stainless steel appliance package. Extra large windows and a patio door provide an abundance of natural light to the main living area, highlighting the vinyl plank flooring, wood fireplace, and cozy atmosphere throughout. You'll also appreciate the dedicated den/office area adjacent to the living room if you work from home or want an extra space for hobbies. From every window, you'll enjoy the stunning views of downtown AND the lovely greenery and paths outside. Through the patio doors, a large private patio allows room to relax or entertain with the same gorgeous views. Moving further into the unit, you'll find 2 carpeted bedrooms and 2 full bathrooms, including a full ensuite in the primary bedroom. Rounding out this property are the all-important in-suite laundry, an additional dedicated locked storage room and underground parking, and a plethora of amenities including an indoor swimming pool, hot tub, party room for group events and



fitness facility. Outside you're surrounded by green space, walking paths/trails, and tennis courts. Living here is a breeze with year-round lawn-care and snow-removal. The well-established community of Patterson is ideally located: close to parks, schools, major transit routes, shopping, and quick access to downtown, without compromising ease of access to the mountains.

Built in 1987

Essential Information

MLS® #	A2162575
Price	\$324,000
Sold Price	\$305,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	845
Acres	0.00
Year Built	1987
Type	Residential
Sub-Type	Apartment
Style	Apartment
Status	Sold

Community Information

Address	4, 226 Village Terrace Sw
Subdivision	Patterson
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 2L4

Amenities

Amenities	Clubhouse, Fitness Center, Indoor Pool, Racquet Courts, Recreation Facilities, Recreation Room, Visitor Parking
Parking Spaces	1

Parking	Assigned, Heated Garage, Parkade, Underground
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Interior

Interior Features	Breakfast Bar, Granite Counters, Open Floorplan, Pantry, Storage
Appliances	Dishwasher, Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer Stacked, Window Coverings
Heating	Baseboard, Boiler
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
# of Stories	4

Exterior

Exterior Features	Balcony
Lot Description	Views
Construction	Stucco, Wood Frame

Additional Information

Date Listed	September 4th, 2024
Date Sold	October 18th, 2024
Days on Market	44
Zoning	M-C1 d37
HOA Fees	0.00

Listing Details

Listing Office	CIR Realty
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