

**4, 226 Village Terrace SW**  
**Calgary, Alberta**

**MLS # A2162575**



**\$327,000**

<b>Division:</b>	Patterson		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment		
<b>Size:</b>	845 sq.ft.	<b>Age:</b>	1987 (37 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Assigned, Heated Garage, Parkade, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Views		

<b>Heating:</b>	Baseboard, Boiler	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 561
<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>	Breakfast Bar, Granite Counters, Open Floorplan, Pantry, Storage		

**Inclusions:** Shelving in Closet

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.