# \$374,900 - 7, 203 Village Terrace Sw, Calgary

MLS® #A2229698

#### \$374,900

2 Bedroom, 2.00 Bathroom, 1,053 sqft Residential on 0.00 Acres

Patterson, Calgary, Alberta

Welcome to 7-203 Village Terrace SW, a beautifully maintained CORNER UNIT that combines the charm of a townhouse with the convenience of condo living. With OVER 1,050 SQFT across two sun-filled levels, this rare find offers a peaceful retreat nestled among mature trees, featuring TWO PRIVATE OUTDOOR SPACES and NO UPSTAIRS NEIGHBOURS. Inside, you're welcomed by SOARING CEILINGS, GRAND WINDOWS that flood the home with natural light, and a COZY WOOD-BURNING FIREPLACE, the perfect place to relax after a long day. The entire unit was professionally painted in 2025, giving it a fresh, airy feel that suits any lifestyle. The updated kitchen is both stylish and functional, showcasing GRANITE COUNTERTOPS, brand-new pendant and track lighting (2025), and upgraded stainless steel appliances, including a NEW OVEN (2025), microwave (2024), and dishwasher (2023). A sunny window above the sink adds to the kitchen's warmth and practicality. Upstairs, discover two comfortable bedrooms, including a spacious primary suite. The oversized 4-piece bathroom features a SOAKER TUB AND SEPARATE SHOWER, offering a spa-like experience. You'II also find ample storage throughout, an IN-SUITE LAUNDRY ROOM, and an ASSIGNED UNDERGROUND STORAGE LOCKER. Rare for this price point, the home comes with TWO UNDERGROUND HEATED PARKING STALLS and access to a resort-style amenity







center, complete with an indoor pool, hot tub, fitness center, racquet courts, and a party space ideal for birthdays or gatherings. Condo fees include almost everything: heat, water, sewer, garbage, professional management, reserve fund contributions, and snow removal, you only pay electricity. Located in the highly sought-after "The News" complex in Patterson, this safe and quiet community is surrounded by tree-lined streets, parks, schools, and public transit. You're just 5 minutes from WinSport and Canada Olympic Park, where you can ski, bike, play hockey, or simply enjoy Calgary's year-round outdoor lifestyle. This home is full of charm and function. Book your private showing today!

Built in 1987

### **Essential Information**

MLS® #	A2229698
Price	\$374,900
Bedrooms	2
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,053
Acres	0.00
Year Built	1987
Туре	Residential
Sub-Type	Apartment
Style	Multi Level Unit
Status	Active

#### **Community Information**

Address	7, 203 Village Terrace Sw
Subdivision	Patterson
City	Calgary
County	Calgary
Province	Alberta

Postal Code	T3H 2L4
Amenities	
Amenities	Fitness Center, Parking, Racquet Courts, Secured Parking, Spa/Hot Tub, Pool
Parking Spaces	2
Parking	Assigned, Heated Garage, Secured, Stall, Underground
Interior	
Interior Features	Ceiling Fan(s), Granite Counters, High Ceilings, No Smoking Home, Separate Entrance, Storage, Vaulted Ceiling(s)
Appliances	Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator, Washer/Dryer
Heating	Baseboard
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
# of Stories	3
Exterior	
Exterior Features	Balcony, Private Entrance
Construction	Stucco, Wood Frame
Additional Information	
Date Listed	June 11th, 2025
Days on Market	4
Zoning	M-C1 d37

## **Listing Details**

Listing Office RE/MAX iRealty Innovations

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