

# \$318,000 - 1, 122 Village Heights Sw, Calgary

MLS® #A2197766

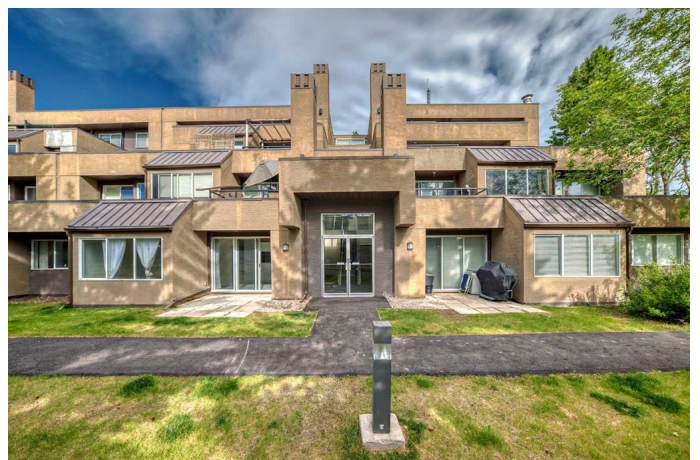
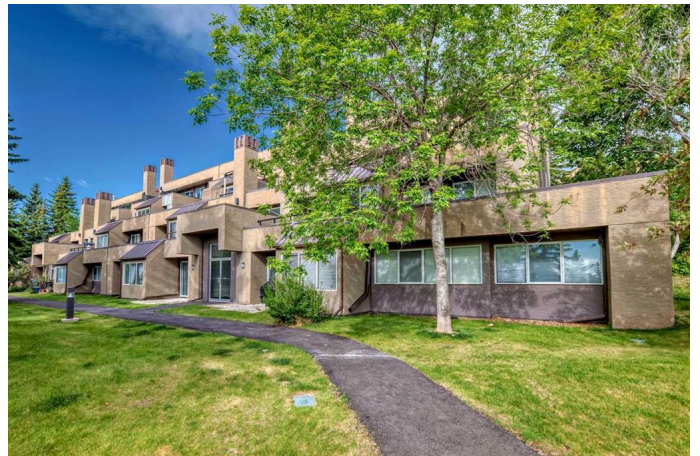
**\$318,000**

2 Bedroom, 2.00 Bathroom, 833 sqft

Residential on 0.00 Acres

Patterson, Calgary, Alberta

Discover this renovated unit in the desirable community of Patterson. This 2-bedroom, 2-bathroom residence offers a blend of modern upgrades and comfort. As you step inside, you'll be greeted by an open living space. The kitchen features newer quartz countertops and stainless steel appliances. The open concept design ensures that you can stay connected with guests while cooking. Having two bedrooms, you can turn one into home office or guest room . The unit boasts two full bathrooms, the 3-pc ensuite features a newer shower stall installed last year, adding an extra layer of convenience for residents and guests alike. Throughout the unit, you'll find recently installed vinyl plank flooring and fresh paint on the walls updated last year. The living area extends to a patio, providing an outdoor space to enjoy your morning coffee. Assigned storage locker on ground floor and heated parking on second floor. You will enjoy the facilities in The News, such as pool, gym, tennis court, bike storage and storage locker. Short driving distance to shopping area, restaurants, parks and schools. Easy access to Sarcee Trail and Bow Trail. This unit presents an ideal opportunity for first-time buyers and investors. Don't miss out on the chance to make this delightful residence your own. Schedule your showing today and experience the best of Patterson living! Tenant occupied, tenant's right, 24 hours notice showing only on Mon and Wed 4-7pm, Sat 2-8pm, lease will expire on June 30, 25.



Built in 1987

## Essential Information

MLS® #	A2197766
Price	\$318,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	833
Acres	0.00
Year Built	1987
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

## Community Information

Address	1, 122 Village Heights Sw
Subdivision	Patterson
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 2L2

## Amenities

Amenities	Bicycle Storage, Fitness Center, Parking, Storage, Visitor Parking
Parking Spaces	1
Parking	Underground

## Interior

Interior Features	No Animal Home, No Smoking Home
Appliances	Dishwasher, Dryer, Stove(s), Washer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
# of Stories	4

## Exterior

Exterior Features	None
Construction	Concrete, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 1st, 2025
Days on Market	13
Zoning	M-C1

### **Listing Details**

Listing Office	Realty Link Management.Services Ltd.
----------------	--------------------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.