

# \$348,500 - 10, 203 Village Terrace Sw, Calgary

MLS® #A2249210

**\$348,500**

2 Bedroom, 3.00 Bathroom, 1,049 sqft

Residential on 0.00 Acres

Patterson, Calgary, Alberta

**\*\* OPEN HOUSE, SATURDAY, SEPT. 13, 1:00PM - 3:00PM \*\*** Welcome to the News at Broadcast Hill! This beautiful condo in Patterson truly showcases what Calgary has to offer when it comes to a unique, two-story condo layout. Upon entering, youâ€™™ll find a kitchen complete with granite countertops, stainless steel appliances, and a breakfast bar â€“ a perfect setting for enjoying a home-cooked meal with friends and family. The living room is highlighted by the natural wood-burning fireplace and 16-foot vaulted ceilings which provide this space with substantial natural light. Just off the living room is an exclusive use patio area located directly onto a greenspace. Head upstairs where youâ€™™ll find a loft area overlooking below, suited perfectly for a home office, a comfortable lounge space, or even an entertainment area, the ideas are endless! Retreat to the primary bedroom, complete with a 2-pc ensuite, and enjoy the views of Calgary from your private balcony! A full 4-pc bathroom, as well as a second bedroom with those same great views, complete the upper floor of the unit. Additional amenities offered by this condo include a fitness center, tennis courts, and an indoor pool â€“ not to mention TWO underground assigned parking stalls and a separate storage unit! Pets are allowed upon written board approval with no size or weight restrictions. Located only 15 minutes from downtown, youâ€™™re also just a short distance from shopping centers, schools,



Edworthy Park, and more. This home is waiting for you to come say hello, schedule your exclusive viewing today!

Built in 1987

### Essential Information

MLS® #	A2249210
Price	\$348,500
Bedrooms	2
Bathrooms	3.00
Full Baths	1
Half Baths	2
Square Footage	1,049
Acres	0.00
Year Built	1987
Type	Residential
Sub-Type	Apartment
Style	Multi Level Unit
Status	Active

### Community Information

Address	10, 203 Village Terrace Sw
Subdivision	Patterson
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 2L2

### Amenities

Amenities	Fitness Center, Indoor Pool, Recreation Facilities, Trash, Visitor Parking, Parking, Pool, Party Room, Racquet Courts, Spa/Hot Tub
Parking Spaces	2
Parking	Assigned, Stall, Underground, Covered
Has Pool	Yes

### Interior

Interior Features	Breakfast Bar, Ceiling Fan(s), Granite Counters, Storage, Separate Entrance, Vaulted Ceiling(s)
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Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Washer, Window Coverings
Heating	Baseboard, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room, Mantle, Wood Burning
# of Stories	3
Basement	None

## Exterior

Exterior Features	Balcony, Private Entrance
Roof	Tar/Gravel
Construction	Concrete, Stucco, Wood Frame

## Additional Information

Date Listed	August 18th, 2025
Days on Market	25
Zoning	M-C1 d37

## Listing Details

Listing Office	Century 21 Bamber Realty LTD.
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