

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

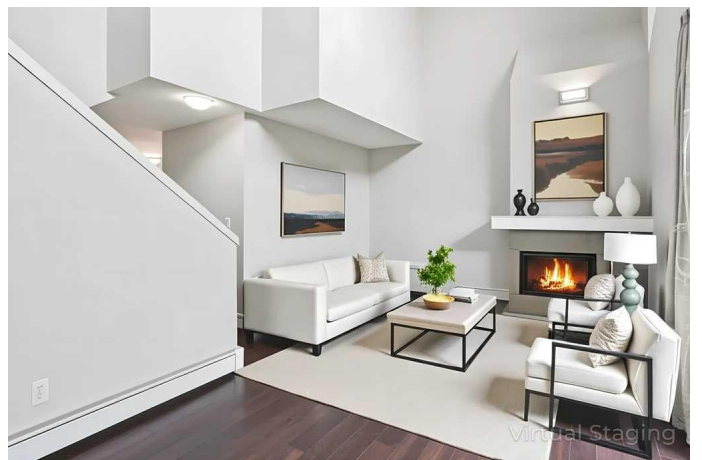
MLS® #A2229698

**\$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, youâ€™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 kitchenâ€™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. Youâ€™ll 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
Type	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, Pool, Racquet Courts, Secured Parking, Spa/Hot Tub

Parking Spaces 2

Parking Assigned, Heated Garage, Stall, Underground, Secured

### **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 21

Zoning M-C1 d37

### **Listing Details**

Listing Office RE/MAX iRealty Innovations

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