

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

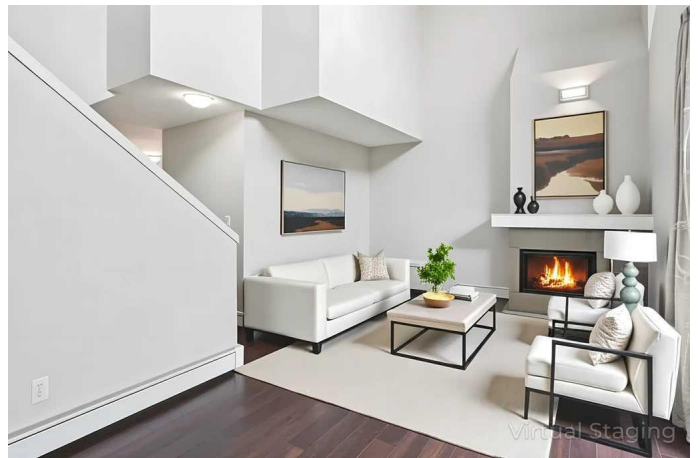
MLS® #A2229698

\$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, 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 6

Zoning M-C1 d37

Listing Details

Listing Office RE/MAX iRealty Innovations

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.