

# \$364,900 - 8, 114 Village Heights Sw, Calgary

MLS® #A2201764

**\$364,900**

2 Bedroom, 2.00 Bathroom, 1,052 sqft  
Residential on 0.00 Acres

Patterson, Calgary, Alberta

Some of the best in Calgary apartment lifestyle. This MULTILEVEL, PENTHOUSE features over 1000 square feet of LIVING SPACE, 2 BEDROOMS, 1.5 BATHROOMS, 2 OUTDOOR SPACES, a LARGE storage locker and some incredible VIEWS. You will not be disappointed by the incredible location, a short drive to downtown, minutes away from your journey to the mountains or hop onto Stoney Trail and be at the reservoir for a morning run within minutes. As you enter this unit you are greeted with NEWER FLOORING and PAINT throughout. The vestibule is home to newer washers and dryers, half bathroom, closets and pantry. It opens up into the cozy kitchen with a convenient breakfast nook / dining area featuring garden doors to your private patio with wonderful views. Across the hall you will find the incredible living room with massive 16 FOOT CEILINGS, a wall of windows to brighten your day and a two way fireplace for charming fall evenings. Lastly, there is a SECOND outdoor space accessed with garden doors to a second patio. Upstairs, enjoy the privacy of two generous bedrooms with the primary bedroom highlighted with INCREDIBLE VIEWS of the city and downtown. The second floor is complete with a NEWLY RENOVATED FULL BATHROOM featuring a massive WALK IN shower. Enjoy the amenities of a pool, gym and hot tub with ample green space for privacy and lots of visitor parking. Lastly, your dog will also be absolutely smitten with you, pet friendly, lots of



greenspace and a short walk to Edworthy Park and off leash area. Book a private tour today.

Built in 1987

### Essential Information

MLS® #	A2201764
Price	\$364,900
Bedrooms	2
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,052
Acres	0.00
Year Built	1987
Type	Residential
Sub-Type	Apartment
Style	Multi Level Unit
Status	Active

### Community Information

Address	8, 114 Village Heights Sw
Subdivision	Patterson
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 5W9

### Amenities

Amenities	Fitness Center, Visitor Parking, Indoor Pool, Racquet Courts, Recreation Room, Storage
Parking Spaces	1
Parking	Underground

### Interior

Interior Features	High Ceilings, No Smoking Home, Quartz Counters
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Natural Gas, Baseboard, Hot Water

Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
# of Stories	3

### **Exterior**

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

### **Additional Information**

Date Listed	March 12th, 2025
Days on Market	41
Zoning	M-C1

### **Listing Details**

Listing Office	CIR Realty
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