

\$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, Parking, Party Room, Pool, Racquet Courts, Recreation Facilities, Spa/Hot Tub, Trash, Visitor Parking
Parking Spaces	2
Parking	Assigned, Covered, Stall, Underground
Has Pool	Yes

Interior

Interior Features	Breakfast Bar, Ceiling Fan(s), Granite Counters, Separate Entrance, Storage, Vaulted Ceiling(s)
-------------------	---

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	27
Zoning	M-C1 d37

Listing Details

Listing Office	Century 21 Bamber Realty 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.