

1, 105 Village Heights SW  
Calgary, Alberta

MLS # A2178217



## \$359,000

|                  |   |               |                   |
|------------------|---|---------------|-------------------|
| <b>Division:</b> | Patterson   |               |                   |
| <b>Type:</b>     | Residential/Low Rise (2-4 stories)                          |               |                   |
| <b>Style:</b>    | Low-Rise(1-4)   |               |                   |
| <b>Size:</b>     | 1,028 sq.ft.  | <b>Age:</b>   | 1987 (37 yrs old) |
| <b>Beds:</b>     | 2   | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Assigned, Guest, Heated Garage, Paved, Secured, Underground |               |                   |
| <b>Lot Size:</b> | -   |               |                   |
| <b>Lot Feat:</b> | -   |               |                   |

|                    |                               |                   |        |
|--------------------|-------------------------------|-------------------|--------|
| <b>Heating:</b>    | Baseboard, Fireplace(s)       | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Carpet, Linoleum, Vinyl Plank | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | Flat, Tar/Gravel              | <b>Condo Fee:</b> | \$ 667 |
| <b>Basement:</b>   | None                          | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Stucco                        | <b>Zoning:</b>    | M-C1   |
| <b>Foundation:</b> | Poured Concrete               | <b>Utilities:</b> | -      |

**Features:** Breakfast Bar, Built-in Features, Closet Organizers, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Recreation Facilities, Storage, Walk-In Closet(s)

**Inclusions:** Bedroom Drapery & Rods, Wall Shelves between Wine Bar Built-ins, Master Bedside Tables, Built-in Workspace

Be a part of Olympic History in this beautifully renovated ground-level condo featuring 2 SPACIOUS BEDROOMS and 2 FULL BATHS over 1000sq ft. Originally built for the 1988 Calgary Winter Olympics, this PET-FRIENDLY property offers custom BUILT-IN CABINETRY throughout, making organization a breeze. An open concept floor plan greets you as you enter into the unit. A full custom wall pantry with coffee station doubles as a breakfast nook or conversation wine bar complete with LED lighting. Relax in front of a wood burning fireplace with downtown views conveniently through the walk-out patio doors. For those who work from home or need additional counter space, the window facing home office workspace is ideal, complete with cord hiding features. All the large windows throughout the unit have been tastefully designed with solid/sheer zebra roller blinds. The kitchen is home to stainless steel appliances (french door Fridge & Dishwasher replaced in the last year) as well as a large quartz island facing the dining area. The adjacent closeted laundry/storage closet comes with HIGH-END MIELE stackable condenser washer/dryer units. Proceed down the hall to find the primary bedroom featuring room for a King sized bed, walk-in closet (custom wardrobes) and the 3pc ensuite. The second bedroom is directly opposite the additional full guest bath. This thoughtfully designed layout has abundant storage (additional secure storage unit), as well as underground secured parking with the opportunity to rent an additional parking stall. Numerous property amenities can be found at the separate Recreation Clubhouse that include an indoor heated pool, hot-tub, workout facility, banquet hall (available for rent), outdoor tennis/racquet courts and scenic walking paths. This stylish and functional property is perfectly suited for an organized active lifestyle in a serene setting, only

moments from downtown, Westhills Shopping Centre or a quick escape to the mountains. Check out the 3DTour and book your showing today!