

# \$339,900 - 8, 218 Village Terrace Sw, Calgary

MLS® #A2253157

**\$339,900**

2 Bedroom, 2.00 Bathroom, 1,047 sqft

Residential on 0.00 Acres

Patterson, Calgary, Alberta

Welcome to “The News” a highly sought-after complex perched in the hills of Calgary’s vibrant west side. This beautifully maintained multi-level apartment offers a rare combination of space, function, and sweeping city views in one of the city’s most established communities of Patterson

This unique 2-bedroom, 2-bathroom home features a bright and open floor plan with soaring ceilings and large windows that flood the space with natural light. The main level offers a spacious living and dining area anchored by a cozy wood burning fireplace, perfect for relaxing or entertaining. The well-appointed kitchen includes ample cabinetry, brand new stainless steel appliances, granite counters, and a private deck, just perfect more morning coffee!

Upstairs you will find two bedrooms with downtown views, a 4 pc bathroom, and an open to below that has light natural light coming in at all times of the day. Beautifully updated with new flooring, cabinets and appliances, along side 2 underground parking stalls and a storage locker, this home is the total package.

Residents of The News enjoy access to a fantastic array of amenities including an indoor pool, fitness centre, tennis court, and clubhouse. With easy views and access to



downtown, nearby pathways, parks, shopping, and transit, this location offers both lifestyle and convenience.

Don't miss your opportunity to own in this established, well-managed complex. Book your private showing today and experience everything this exceptional home has to offer.

Built in 1988

**Essential Information**

|                |                  |
|----------------|------------------|
| MLS® #         | A2253157         |
| Price          | \$339,900        |
| Bedrooms       | 2                |
| Bathrooms      | 2.00             |
| Full Baths     | 1                |
| Half Baths     | 1                |
| Square Footage | 1,047            |
| Acres          | 0.00             |
| Year Built     | 1988             |
| Type           | Residential      |
| Sub-Type       | Apartment        |
| Style          | Multi Level Unit |
| Status         | Active           |

**Community Information**

|             |                           |
|-------------|---------------------------|
| Address     | 8, 218 Village Terrace Sw |
| Subdivision | Patterson                 |
| City        | Calgary                   |
| County      | Calgary                   |
| Province    | Alberta                   |
| Postal Code | T3H 2L4                   |

**Amenities**

|                |                                                                                                  |
|----------------|--------------------------------------------------------------------------------------------------|
| Amenities      | Fitness Center, Indoor Pool, Racquet Courts, Recreation Facilities, Visitor Parking, Spa/Hot Tub |
| Parking Spaces | 2                                                                                                |
| Parking        | Assigned, Heated Garage, Parkade, Underground                                                    |

# of Garages 2

## Interior

Interior Features Granite Counters, High Ceilings, Laminate Counters, No Smoking Home, Open Floorplan

Appliances Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings

Heating Baseboard

Cooling None

Fireplace Yes

# of Fireplaces 1

Fireplaces Wood Burning

# of Stories 4

## Exterior

Exterior Features Balcony

Lot Description Landscaped, Views

Roof Clay Tile, Tar/Gravel

Construction Stucco, Wood Frame

## Additional Information

Date Listed September 2nd, 2025

Days on Market 21

Zoning M-C1 d37

## Listing Details

Listing Office eXp Realty

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.