

\$348,500 - 10, 203 Village Terrace Sw, Calgary

MLS® #A2249210

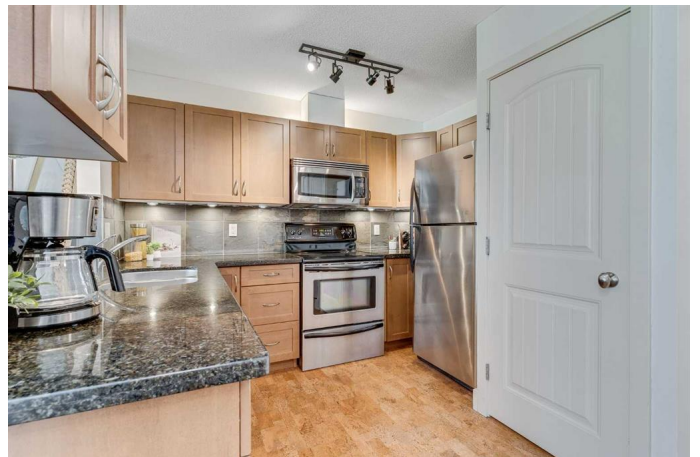
\$348,500

2 Bedroom, 3.00 Bathroom, 1,049 sqft

Residential on 0.00 Acres

Patterson, Calgary, Alberta

Discover the News in Broadcast Hill, where home feels more like a retreat. This two-level condo is designed for easy living, with open spaces that flow naturally from indoors to out. The main floor invites you in with a vaulted living room, a wood-burning fireplace, and oversized windows that frame peaceful views of the surrounding greenspace. The kitchen, with granite counters and stainless appliances, opens into the living area, keeping the cook connected while entertaining. Step through to your west-facing patio and you'll find the perfect spot to enjoy a glass of wine, a quiet dinner outside, or simply breathing in fresh air. Upstairs, the loft offers a space that adapts to your life, whether that means working from home, creating, or just curling up with a good book. The primary bedroom has its own east-facing balcony for a private escape, perfect for greeting the sunrise with morning coffee. A private ensuite bathroom completes the space, adding convenience to your daily routine. A second bedroom and full bath make it easy to host guests or create a separate space for family. Life here extends beyond your front door with access to a fitness studio, tennis courts, and an indoor pool and hot tub. Two underground parking stalls, a separate storage unit, and in-suite laundry are included, along with a pet-friendly policy (board approval only, no size or weight restrictions). All of this is just minutes from downtown, schools, shopping, and the trails of Edworthy Park. This isn't just a place to live. It is a lifestyle that



balances comfort, connection, and ease. 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, Parking, Party Room, Spa/Hot Tub, Trash, Visitor Parking, Indoor Pool, Pool, Racquet Courts, Recreation Facilities
Parking Spaces	2
Parking	Assigned, Stall, Underground, Covered
Has Pool	Yes

Interior

Interior Features	Ceiling Fan(s), Granite Counters, Separate Entrance, Storage, Vaulted Ceiling(s), Breakfast Bar
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Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Baseboard, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room, Wood Burning, Mantle
# 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	46
Zoning	M-C1 d37

Listing Details

Listing Office	Century 21 Bamber Realty LTD.
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