

10, 216 Village Terrace SW  
Calgary, Alberta

MLS # A2211239

\$425,000

Division:	Patterson		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Multi Level Unit		
Size:	1,176 sq.ft.	Age:	1987 (38 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Garage Door Opener, Heated Garage, Other, Stall		
Lot Size:	0.00 Acre		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Tile, Vinyl	Sewer:	-
Roof:	-	Condo Fee:	\$ 675
Basement:	-	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	M-C1
Foundation:	-	Utilities:	-
Features:	Chandelier, Double Vanity, Granite Counters, High Ceilings, Recreation Facilities, Separate Entrance, Vaulted Ceiling(s)		

**Inclusions:** window blinds, curtain rod in the sliding door and bedroom 1.

Welcome to Unit 10 at 216 Village Terrace SW, where modern elegance meets unique character! This stunning lofted apartment features 2 spacious bedrooms, including a primary suite with an ensuite bathroom, making it a perfect retreat. The home boasts 2 full bathrooms and a half bathroom, all beautifully renovated, ensuring ample space for comfort and convenience. Enjoy 2 wall-mounted inverter air conditioning units, providing cooling and heating, perfect for keeping cool during warmer months and additional heat during winter months, along with 2 ASSIGNED HEATED UNDERGROUND PARKING STALLS for your convenience. Even the baseboard heaters have been upgraded, providing both style and efficiency. The unit also come with a separate storage. Natural light floods the space, accentuated by the soaring high ceilings, creating an inviting and airy atmosphere. Step out onto your private balcony, which easily accommodates a table and four chairs—ideal for summer BBQs with family and friends! Take in the breathtaking, unobstructed views of downtown Calgary from your outdoor space, making every day a beautiful experience. Your condo fees cover all utilities except for electricity and internet, making budgeting a breeze. The complex offers an impressive range of amenities, including an indoor pool, gym, party room, racquet court, and scenic walking trails. Don't miss out on this one-of-a-kind lofted haven—schedule a viewing today and experience the charm and convenience of this exceptional unit!