

# \$312,000 - 3, 207 Village Terrace Sw, Calgary

MLS® #A2253426

**\$312,000**

2 Bedroom, 2.00 Bathroom, 848 sqft

Residential on 0.00 Acres

Patterson, Calgary, Alberta

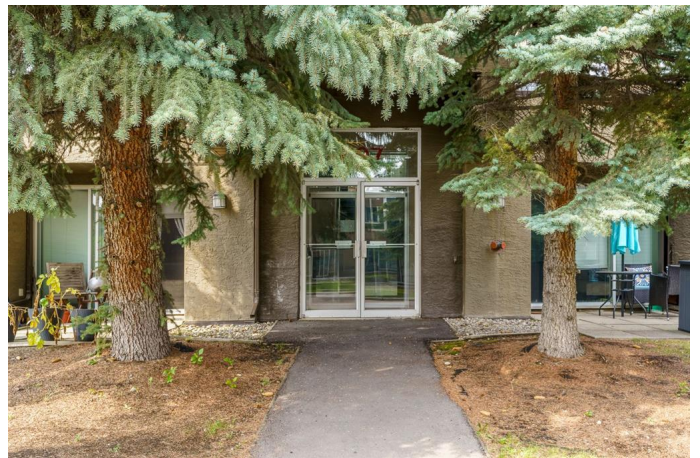
Welcome to your new home in the vibrant community of Patterson, where convenience, comfort, and value come together. This bright and spacious apartment offers a functional layout designed to make everyday living a pleasure.

Inside, youâ€™ll love the rare convenience of in-suite Bosch washer and dryer, an uncommon luxury in apartment living, that makes laundry a breeze. A cozy wood-burning fireplace creates the perfect spot to unwind, while the private balcony extends your living space outdoors. Youâ€™ll also enjoy the peace of mind with an assigned heated underground parking stall and an additional storage locker for all your extras.

The building itself is rich with amenities, including a fitness center, indoor pool, hot tub, racquet court, and a recreation roomâ€”perfect for both active living and relaxing downtime. Step outside and discover endless walking paths, or head to nearby Edworthy Park for a breath of fresh air.

With its prime location, youâ€™re just minutes from downtown for work or entertainment, while still having quick access west to the mountains for weekend getaways. Surrounded by nearby amenities, this property truly delivers on both lifestyle and value.

Donâ€™t miss this opportunity to own a home that offers the perfect balance of comfort and convenience â€”schedule your showing today!



Built in 1988

## Essential Information

MLS® #	A2253426
Price	\$312,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	848
Acres	0.00
Year Built	1988
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

## Community Information

Address	3, 207 Village Terrace Sw
Subdivision	Patterson
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 2L4

## Amenities

Amenities	Fitness Center, Indoor Pool, Racquet Courts, Recreation Room, Spa/Hot Tub
Parking Spaces	1
Parking	Assigned, Underground

## Interior

Interior Features	Ceiling Fan(s)
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	3

## Exterior

Exterior Features	Balcony
Construction	Concrete, Stucco, Wood Frame

**Additional Information**

Date Listed	September 4th, 2025
Days on Market	1
Zoning	M-C1 d37

**Listing Details**

Listing Office	Real Broker
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