

\$349,900 - 10, 105 Village Heights Sw, Calgary

MLS® #A2266973

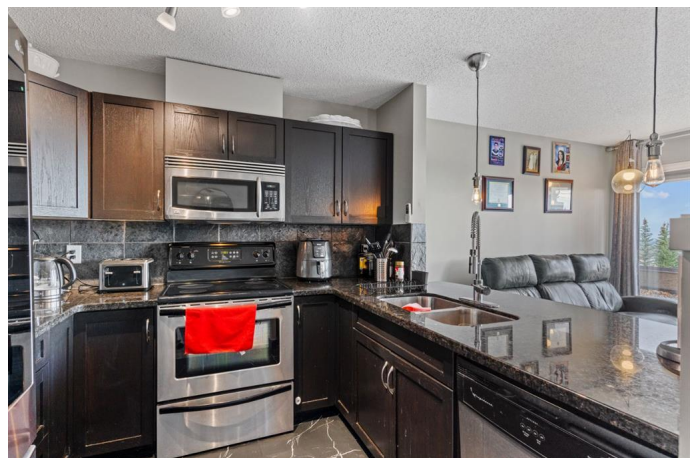
\$349,900

2 Bedroom, 2.00 Bathroom, 1,049 sqft

Residential on 0.00 Acres

Patterson, Calgary, Alberta

Welcome to “The News” one of Calgary’s most sought-after complexes, nestled in the desirable community of Patterson. This BEAUTIFULLY UPDATED multi-level condo offers the perfect blend of COMFORT, FUNCTIONALITY, AND STYLE, - complete with stunning PANORAMIC CITY VIEWS. Inside, you’ll find 2 SPACIOUS BEDROOMS and 2 FULL BATHROOMS, thoughtfully designed across an open-concept floor plan that’s bright and inviting. The MODERN KITCHEN features rich dark wood cabinetry, GRANITE countertops, STAINLESS STEEL appliances, and stylish pendant lighting - ideal for both everyday living and entertaining. The breakfast bar opens seamlessly into the generous living and dining areas, enhanced by LARGE WINDOWS that fill the home with natural light. Unwind in the cozy living room beside the wood-burning FIREPLACE, or step onto your PRIVATE BALCONY to enjoy skyline and treetop views. Both bedrooms are generously sized with ample closet space and offer access to a SERENE LOWER PATIO surrounded by greenery - a perfect outdoor retreat. Additional highlights include UPDATED FLOORING throughout, a FULLY RENOVATED bathroom with modern finishes, IN-SUITE laundry, and ASSIGNED HEATED UNDERGROUND PARKING, plus extra assigned STORAGE. Residents of The News enjoy exceptional ON-SITE AMENITIES including a fitness centre, indoor pool, hot tub,



tennis court, and recreation room. Surrounded by mature trees and walking paths, this quiet and well-maintained complex offers quick access to downtown, the river, transit, parks, and shopping. Experience an unmatched lifestyle in one of Calgary’s most desirable locations – book your private showing today!

Built in 1988

Essential Information

MLS® #	A2266973
Price	\$349,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,049
Acres	0.00
Year Built	1988
Type	Residential
Sub-Type	Apartment
Style	Multi Level Unit
Status	Active

Community Information

Address	10, 105 Village Heights Sw
Subdivision	Patterson
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 2L2

Amenities

Amenities	Clubhouse, Fitness Center, Indoor Pool, Party Room, Racquet Courts, Recreation Room, Spa/Hot Tub, Trash, Visitor Parking, Pool, Storage
Parking Spaces	1
Parking	Assigned, Heated Garage, Underground
# of Garages	1

Interior

Interior Features	Granite Counters, No Smoking Home, Open Floorplan, Storage
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave, Refrigerator, Washer
Heating	Baseboard
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
# of Stories	3

Exterior

Exterior Features	Balcony
Construction	Concrete, Stucco

Additional Information

Date Listed	October 30th, 2025
Days on Market	4
Zoning	M-C1 d37

Listing Details

Listing Office	PropZap Realty
----------------	----------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.