



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

2, 219 Village Terrace SW
Calgary, Alberta

MLS # A2325948



\$289,900

Division:	Patterson		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	819 sq.ft.	Age:	1987 (39 yrs old)
Beds:	2	Baths:	2
Garage:	Assigned, Heated Garage, Parkade, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 549
Basement:	-	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	M-C1 d37
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), Kitchen Island, Track Lighting		

Inclusions: n/a

Modern updated 2 bed, 2 bath ONE LEVEL condo with UNDERGROUND PARKING, and amenities to use year round!! No age restrictions here. This bright and spacious open-concept layout basks in the morning sun, making you smile pretty much every day! Crisp White kitchen complete with granite countertops, tile backsplash, stainless steel appliances, and a large pantry is open to the Dining and Living rooms, with access to the patio. So easy to BBQ, hang outside, and even entertain! Cozy living room offers a wood-burning fireplace. The large primary bedroom includes a spacious closet with built-ins and a 3-piece ensuite, while the second bedroom and additional full bathroom provide flexibility for kids, guests, family, or a home office. In-suite laundry, extra storage, let alone an assigned storage locker on the same level! The RENOVATED AMENITIES CENTER boasts a beautiful indoor pool, hot tub, fully equipped fitness room and tennis courts – you feel like you have gone on holidays in your own complex!! Minutes from Downtown, easy bike ride to the Bow River Pathway system, dog parks, shopping, restaurants, the new farmer’s market, 45 minutes to the mountains, let alone everyday amenities! You will LOVE LIVING IN THE WESTHILLS!