10 203 Village Terrace SW

Calgary | Active | MLS® A2358729

$345,000









Bedrooms	Bathrooms	Year Built	Living area
2	**3**	**1989**	**1,041 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by Stonemere Real Estate Solutions

A closer look

Welcome to The News in Broadcast Hill-one of Patterson’s most distinctive, serene condo communities nestled beside Edworthy Park. Offering over 1,041 sq. ft. of bright, two-level living, this top-floor residence pairs architectural charm with everyday comfort. The main level greets you with dramatic vaulted ceilings, oversized windows framing peaceful greenspace views, and a cozy wood-burning fireplace in the open living and dining area. Step directly onto your private west-facing patio for afternoon sun, fresh air, and outdoor dining. The adjoining kitchen features granite countertops, stainless steel appliances, ample cabinetry, and a convenient breakfast bar, complemented by a main-floor 2-piece powder room and in-suite laundry. Upstairs, a versatile open loft/flex space overlooks the main living area-ideal for a home office, studio, or reading lounge. The primary bedroom offers a private 2-piece ensuite and its own east-facing balcony, while a generous second bedroom and full 4-piece bath complete the upper level. Additional highlights include TWO assigned underground parking stalls, a separate storage locker, and access to an impressive amenities building featuring an indoor pool, hot tub, fitness centre, party room, and outdoor tennis courts. Pet-friendly with board approval and ideally situated just minutes from downtown, Bow Trail, Stoney Trail, transit, shopping, and river valley pathways. Book your private showing today!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2358729
Bedrooms	2
Bathrooms	3
Year Built	1989
Property Type:	Residential
Property Sub Type:	Apartment
Condo Type:	Conventional Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	Apartment-Multi Level Unit
Total Living Area:	1,041 sq. ft.

Main Level Finished Area:	452.41 sq. ft.
Upper Level Finished Area:	589.33 sq. ft.
Condo Fee:	$674.99
Condo Fee Includes:	Caretaker, Common Area Maintenance, Gas, Heat, Insurance, Interior Maintenance, Maintenance Grounds, Parking, Professional Management, Reserve Fund Contributions, Sewer, Snow Removal, Trash, Water
Acreage:	No
Front Exposure:	West
Unit Exposure:	West
Floor Location:	Top
Entry Level:	3
Stories Total:	3
Levels:	Multi Level Unit
End Unit:	1 Common Wall, No One Above
Total Rooms Above Grade:	6
Year built:	1989 (Age: 37)
Bedrooms:	2 (Above Grd: 2)
Bedrooms Above Grade:	2
Bedrooms On Main:	0
Bedrooms Below Grade:	0
Bathrooms:	3.0 (Full:1, Half:2)
Num Ensuite Baths:	1
Plan:	8910469
Heating:	Baseboard, Electric
Basement:	None
Foundation:	Poured Concrete
New Constr.:	No

Construction Material:	Concrete, Stucco, Wood Frame
Structure Type:	Low Rise (2-4 stories)
Roof:	Tar/Gravel
Ensuite:	Yes
Flooring:	Carpet, Cork, Laminate
Cooling:	None
Fireplaces:	1
Fireplace Details:	Living Room, Mantle, Wood Burning
Garage:	No
Parking:	Assigned, Underground
Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	In Unit, Main Level
Condo Fee Frequency:	Monthly
City Quadrant:	Southwest
Condo Name:	The News
Community:	Patterson
Amenities:	Clubhouse, Fitness Center, Indoor Pool, Parking, Party Room, Racquet Courts, Recreation Facilities, Spa/Hot Tub, Visitor Parking
Appliances:	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Inclusions:	Window Coverings (including electric blinds), Two (2) Garage Door Remotes, One (1) Amenities Building Access FOB
Restrictions:	Pet Restrictions or Board approval Required
Pets Allowed:	Restrictions, Yes
Main Floor	Dining Room · 13'9" × 5'11" ·
Main Floor	Kitchen · 11'11" × 10' ·

Main Floor	Living Room · 14' × 12'10" ·
2nd Floor	Bedroom · 11'9" × 9'2" ·
2nd Floor	Family Room · 12'1" × 9'5" ·
2nd Floor	Bedroom - Primary · 14'11" × 9'3" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Tennis Court(s), Walking/Bike Paths
Interior Features:	Breakfast Bar, Ceiling Fan(s), Granite Counters, High Ceilings, No Animal Home, Open Floorplan, Separate Entrance
Exterior Features:	Balcony, Private Entrance
Patio And Porch Features:	Balcony(s), Patio
Pool Features:	Indoor
Num. of Parcels:	0
Region:	Calgary
Zone:	CAL Zone W
Zoning:	MC-1
Listed Date:	Nov 20, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/10-203-village-terrace-sw-calgary-a2358729/

Tiwana Team | 403-830-5152 | tiwana@maltiwana.ca

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