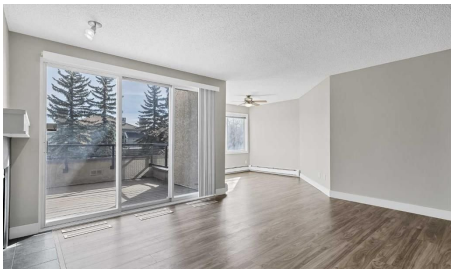
3 125 Village Heights SW

Calgary | Active | MLS® A2351276

$318,800









Bedrooms	Bathrooms	Year Built	Living area
2	**2**	**1987**	**858.22 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by RE/MAX Real Estate (Mountain View)

A closer look

Welcome to cozy hillside living at The News on Broadcast! Located in Pattision and high above the river valley in Calgary's SW, this bright, freshly painted 2-bedroom, 2-bathroom condo offers great everyday comfort and fantastic city views. The open main living area is bright and welcoming, framing views through the river valley to downtown and beyond. Whether you are enjoying your morning coffee or relaxing in the evening, you get front-row views of the city lights. Step out onto your private balcony to take in the fresh air. Inside, the living room centres around a cozy wood burning fireplace that makes the space feel right at home. The exceptional kitchen offers wood cabinetry, a separate island with eating bar, granite countertops, tiled backsplash, significant cabinet space and a practical layout that makes cooking easy.

The bedrooms are set up with privacy in mind. The primary features its own private 3-piece ensuite while the second bedroom sits next to the full 4-pieced bath. A great setup for guests, a roommate, or a comfortable home office. For added convenience, the home includes in-suite laundry and storage space plus a separate assigned storage locker and bike storage room. Access to your heated underground parking is steps away on the same floor making grocery runs quick and convenient. One of the stand out features of living here is the incredible amenities. Year-round access to the indoor pool & hot tub, fitness centre, recently renovated party room with fireplace, an active outdoor space with tennis and basketball courts, and quiet, landscaped grounds, pond with waterfall and paths that meander through. Set in the perfect location you are walking distance to Edworthy park (including dog park), minutes from downtown, West Hills shopping, restaurants, transit and quick access to the mountains via Bow Trail and Stoney Trail. Condo fees include your heat, water and sewer providing peace of mind and the building is pet friendly (board approval). Come discover the lifestyle you deserve. Reach out today to set up a private tour!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2351276
Bedrooms	2
Bathrooms	2
Year Built	1987
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-Single Level Unit
Total Living Area:	858.22 sq. ft.
Main Level Finished Area:	858.22 sq. ft.
Condo Fee:	$580.51
Condo Fee Includes:	Common Area Maintenance, Maintenance Grounds, Professional Management, Reserve Fund Contributions, Snow Removal
Front Exposure:	East
Unit Exposure:	East
Floor Location:	Other
Entry Level:	2
Stories Total:	4
Levels:	Single Level Unit
End Unit:	2+ Common Walls
Total Rooms Above Grade:	5
Year built:	1987 (Age: 39)
Bedrooms:	2 (Above Grd: 2)
Bedrooms Above Grade:	2
Bedrooms On Main:	2
Bedrooms Below Grade:	0
Bathrooms:	2.0 (Full:2, Half:0)
Num Ensuite Baths:	1
Plan:	8910469
Heating:	Baseboard, Hot Water
New Constr.:	No

Construction Material:	Stucco
Structure Type:	Low Rise (2-4 stories)
Ensuite:	Yes
Flooring:	Vinyl Plank
Cooling:	None
Fireplaces:	1
Fireplace Details:	Living Room, Stone, Wood Burning
Garage:	No
Parking:	Parkade, Stall, Underground
Parking Places:	1
Parking Total/Covered:	1 / -
Laundry Features:	In Unit
Condo Fee Frequency:	Monthly
City Quadrant:	Southwest
Condo Name:	The News
Community:	Patterson
Amenities:	Fitness Center, Indoor Pool, Racquet Courts, Visitor Parking
Appliances:	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Inclusions:	None
Restrictions:	Restrictive Covenant, Utility Right Of Way
Pets Allowed:	Restrictions
Main Floor	Dining Room · 12'1" × 9'10" ·
Main Floor	Bedroom · 11'9" × 9'6" ·
Main Floor	Bedroom - Primary · 14'4" × 12'2" ·
Main Floor	Living Room · 13'1" × 12'3" ·

Main Floor	Kitchen · 7'10" × 7'9" ·
Title to Land:	Fee Simple
Community Features:	Schools Nearby, Shopping Nearby, Tennis Court(s), Walking/Bike Paths
Interior Features:	Granite Counters, Kitchen Island, Open Floorplan
Exterior Features:	Balcony
Patio And Porch Features:	Balcony(s)
Num. of Parcels:	0
Region:	Calgary
Zone:	CAL Zone W
Zoning:	M-C1
Listed Date:	Oct 08, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/3-125-village-heights-sw-calgary-a2351276/

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