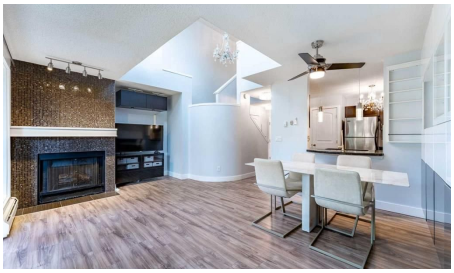
9 215 Village Terrace SW

Calgary | Active | MLS® A2358413

$318,000









Bedrooms	Bathrooms	Year Built	Living area
2	**3**	**1987**	**1,053.47 sq. ft.**

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403-830-5152 | tiwana@maltiwana.ca

Listed by eXp Realty

A closer look

Welcome to this updated two-storey condo in the News on Broadcast Hill. The main floor is anchored by a well-appointed kitchen with stainless steel appliances, granite counters and a handy pantry, with a pass through and breakfast bar, opening to a dining area with built-in cabinetry. The living room is warm and inviting, with a fireplace, more built-in cabinetry and sliding glass doors to the patio and greenspace. The open to above space features towering windows, soaking the space in natural light. A stacking washer and dryer and a powder room are also found on the main floor. Upstairs, a loft with built-ins offers a flexible space that can be tailored to your needs. The primary bedroom has its own west-facing balcony for afternoon sun and evening sunsets, plus a 2-piece ensuite with a bidet. A second bedroom and a 4-piece bathroom finish the upper level. A mini-split air conditioner keeps you comfortable all summer. The home comes with one assigned parking stall and one assigned storage space. Residents also enjoy the complex's indoor pool and fitness centre. Patterson is a warm, friendly, well-established SW community, with access to an extensive trail system, Niki Park, and Edworthy Park. Quick access to Bow Trail and Sarcee Trail, plus great transit options make commuting easy.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2358413
Bedrooms	2
Bathrooms	3
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-Multi Level Unit
Total Living Area:	1,053.47 sq. ft.
Main Level Finished Area:	452.09 sq. ft.

Upper Level Finished Area:	601.39 sq. ft.
Condo Fee:	$674.99
Condo Fee Includes:	Amenities of HOA/Condo, Common Area Maintenance, Gas, Heat, Insurance, Maintenance Grounds, Parking, Professional Management, Reserve Fund Contributions, Sewer, Snow Removal, Trash, Water
Front Exposure:	East
Unit Exposure:	West
Floor Location:	Ground
Entry Level:	1
Stories Total:	4
Levels:	Multi Level Unit
End Unit:	2+ Common Walls
Total Rooms Above Grade:	6
Year built:	1987 (Age: 39)
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, Natural Gas
New Constr.:	No
Construction Material:	Stucco, Wood Frame
Structure Type:	Low Rise (2-4 stories)
Ensuite:	Yes
Flooring:	Carpet, Tile, Vinyl Plank

Cooling:	Wall Unit(s)
Fireplaces:	1
Fireplace Details:	Wood Burning
Garage:	No
Parking:	Assigned, Parkade, Stall
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, Park, Parking, Secured Parking, Snow Removal, Trash, Visitor Parking
Appliances:	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Wall/Window Air Conditioner, Washer, Window Coverings
Inclusions:	None
Restrictions:	Pets Allowed
Pets Allowed:	Restrictions, Yes
Main Floor	Dining Room · 8'9" × 4'9" ·
Main Floor	Kitchen · 11'10" × 10'1" ·
Main Floor	Living Room · 18'9" × 14' ·
Upper Level	Bedroom · 11'5" × 9'1" ·
Upper Level	Loft · 12'2" × 9'4" ·
Upper Level	Bedroom - Primary · 14'11" × 9'4" ·
Title to Land:	Fee Simple

Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Walking/Bike Paths
Interior Features:	Breakfast Bar, Built-in Features, Closet Organizers, Granite Counters
Exterior Features:	Balcony
Patio And Porch Features:	Balcony(s)
Num. of Parcels:	0
Region:	Calgary
Zone:	CAL Zone W
Zoning:	M-C1
Listed Date:	Nov 16, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/9-215-village-terrace-sw-calgary-a2358413/

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