

# \$269,900 - 6, 108 Village Heights Sw, Calgary

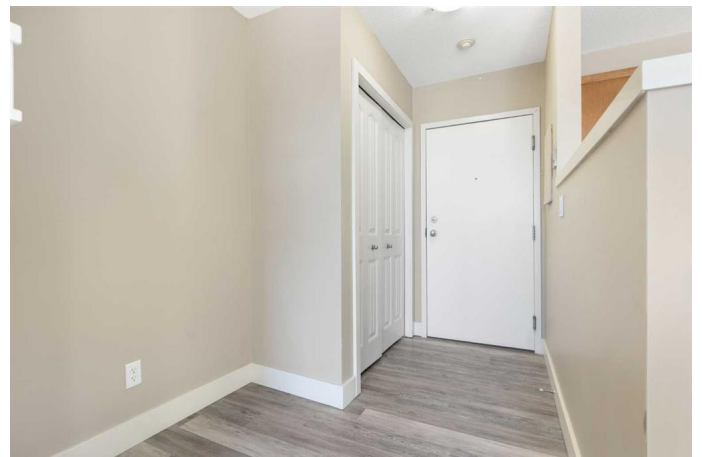
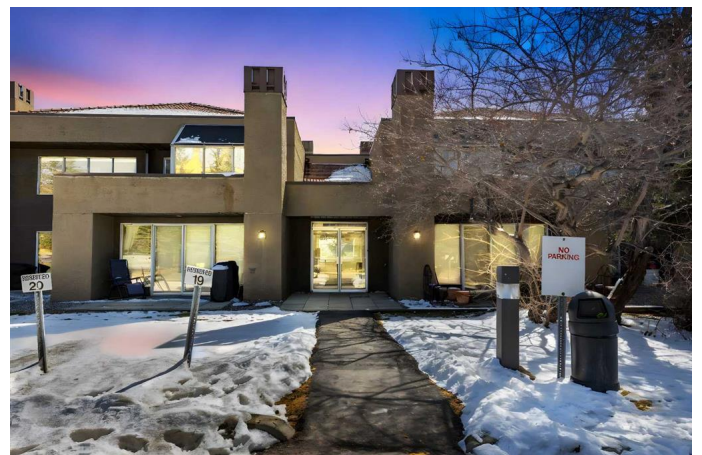
MLS® #A2208249

**\$269,900**

1 Bedroom, 1.00 Bathroom, 608 sqft  
Residential on 0.00 Acres

Patterson, Calgary, Alberta

This stylish and upgraded one bedroom condo is located in the sought-after News from Broadcast Hill complex in Patterson, offering an incredible opportunity for homeowners and investors alike. Just minutes from downtown via Bow Trail, this unit features an open-concept layout with contemporary finishes, including granite countertops, maple cabinetry, full-height ceramic tile backsplash, and sleek laminate flooring. The bright living space is warmed by a cozy fireplace, while the dining area offers flexibility to serve as a home office. Step onto the southeast-facing balcony to enjoy stunning city views, an ideal spot for morning coffee or entertaining guests. The spacious bedroom is complemented by a 4-piece bathroom, and the convenience of in-suite washer/dryer adds to the appeal. This pet-friendly complex is designed for an active lifestyle, featuring a fully equipped fitness center, an indoor lap pool, hot tub, tennis courts, and a resident lounge. Heated underground parking and a separate storage locker provide added convenience. With easy access to public transit, including bus routes and the West LRT, as well as close proximity to Canada Olympic Park, biking and walking trails, and quick routes to the Rocky Mountains, this condo offers both urban convenience and outdoor adventure. Short-term rental-friendly, this unit is a fantastic investment opportunity. Don't miss your chance to own in this desirable community—schedule your viewing today!



Built in 1987

### Essential Information

MLS® #	A2208249
Price	\$269,900
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	608
Acres	0.00
Year Built	1987
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### Community Information

Address	6, 108 Village Heights Sw
Subdivision	Patterson
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 2L2

### Amenities

Amenities	Fitness Center, Park, Parking, Recreation Facilities, Secured Parking, Visitor Parking, Indoor Pool
Parking Spaces	1
Parking	Underground
# of Garages	1

### Interior

Interior Features	Granite Counters
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
Heating	Hot Water
Cooling	None
Fireplace	Yes
# of Fireplaces	1

Fireplaces	Wood Burning
# of Stories	2

### **Exterior**

Exterior Features	Balcony
Construction	Stucco, Wood Frame

### **Additional Information**

Date Listed	April 4th, 2025
Days on Market	5
Zoning	M-C1

### **Listing Details**

Listing Office	Royal LePage Benchmark
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