

**5, 212 Village Terrace SW**  
**Calgary, Alberta**

**MLS # A2227142**



**\$249,900**

<b>Division:</b>	Patterson		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	547 sq.ft.	<b>Age:</b>	1987 (38 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Stall, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Other		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Tar/Gravel	<b>Condo Fee:</b>	\$ 361
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Stucco, Wood Frame	<b>Zoning:</b>	M-C1 d37
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), No Animal Home, No Smoking Home		

**Inclusions:** N/A

Welcome to this bright and spacious 1-bedroom condo in The News &mdash; where comfort, convenience, and captivating city views come together. Perfectly perched to offer panoramic views of downtown, this unit delivers a lifestyle that combines urban living with resort-style amenities. Step inside to discover an open-concept layout featuring a modern kitchen, generous living area, and large windows that flood the space with natural light. The private balcony is the perfect spot to enjoy morning coffee or unwind with evening city lights. This well-maintained building offers top-tier amenities including a fitness center, indoor pool, party room, and beautifully landscaped grounds. Located minutes from downtown, parks, walking trails, shopping, and major routes, everything you need is within easy reach. Whether you're a first-time buyer, downsizer, or investor, this unit is a fantastic opportunity. Don't miss your chance to enjoy urban living with a million-dollar view &mdash; book your private showing today!