

6, 105 Village Heights SW  
Calgary, Alberta

MLS # A2242568



**\$269,900**

<b>Division:</b>	Patterson		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	608 sq.ft.	<b>Age:</b>	1987 (38 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Parkade, Stall, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 408
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	M-C1 d37
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Granite Counters, Storage		

**Inclusions:** n/a

Welcome to #6 105 Village Heights SW — a rare opportunity to own a piece of Calgary's history in this truly one-of-a-kind development. Originally constructed to host media professionals during the 1988 Winter Olympics, this unique complex was thoughtfully converted into condominiums in 2006, offering a blend of character, charm, and updated convenience you won't find anywhere else. This spacious and well-appointed 1 bedroom, 1 bathroom unit offers over 600 square feet of comfortable living space with a flexible layout that includes an additional den or dining area—perfect for a home office, reading nook, or formal dining. The open-concept kitchen features a stainless steel appliance package, stylish cabinetry, and an eat-up bar ideal for entertaining or casual meals. The generous living area provides ample room to relax and unwind, cozy wood burning fireplace, and large windows let in natural light, making the space bright and welcoming. The spacious 4-piece bathroom includes a full tub/shower and modern finishes, while the primary bedroom is well-sized with room for a large bed and additional furniture. For added convenience, the unit also includes in-suite laundry, an assigned storage unit, and secured underground parking. Residents of this remarkable complex enjoy access to an incredible list of amenities. Start your day with a swim in the indoor pool, unwind in the hot tub, work out in the fully-equipped fitness centre, or enjoy a friendly match on the tennis courts. The clubhouse also offers a party room, ideal for hosting guests or special events. Located just minutes from downtown, Edworthy Park, and the Bow River pathway system, this location offers the perfect balance of peaceful surroundings and easy access to city life. With quick connectivity to major roadways like Sarcee Trail, Bow Trail, and Crowchild Trail,

getting in and out of the city is a breeze. Whether you're a first-time buyer, downsizer, or investor, this is a rare opportunity to own in a historically significant and amenity-rich building. Don't miss your chance to make #6 105 Village Heights SW your next home.